

# Hampton Conservation Commission Agenda

## January 25, 2005

929-5808

- I Call to Order: 7:00 pm
- II ✓ NH Wetland Bureau Applications
  - ✓ A. Golden Corridor. Mark Maynard. Construction within the State Jurisdictional Wetlands. Repair of pilings beneath Smith and Gilmore building.
- III ✓ Special Permits
  - ✓ A. 1019 Ocean Blvd. Ted Palmieri. Construction of a new home within the Town Wetlands Conservation District. *Palmieri*
- IV ✓ Appointments:
  - ✓ A. Chief Lipe. Town Pier
  - ✓ B. Nancy Wheeler. Island Path
  - ✓ C. Seabrook Beach/Sun Valley Management Plan *Seabrook*
  - ✓ D. Ken Berry. 5 Merrill Industrial Drive
  - ✓ E. NH Soil Consultants. Barbour Rd Violation.
- V Planning Board Referrals:
  - A. 377 Ocean Blvd. Fatima Realty
  - B. 691 Exeter Rd.
- VI Wetland Bureau Actions
  - A. 10 Patricia St. DES 2004-02772. Kevin Blayne. Construction of new home within the state jurisdictional tidal buffer. With CC stipulations. Approved.
  - B. 31 Harbor Rd. DES 2004-01909 Jane Gallagher. Construction of apartment and attached garage within the state Jurisdictional tidal wetland buffer. CC stipulations addressed. approved
  - C. Lafayette Rd. DES 2004-01717. James Taylor. Renovate and construct septic system. Approved.
  - D. Nevins Enterprises. DES 2004-00699. Construct 4 Condominium units within the 100 tidal buffer. Approved with CC stipulations.
  - E. Drakeside Rd. DES 200400447. Page Meadow. Construction of 2 buildings within the Jurisdictional wetlands. With CC stipulations. Approved.
- VII Planning Board Actions
  - A. 10 Patricia Street. Kevin Blayne. Approved with CC stipulation letter.
  - B. 28 Pearl St. notice that Mr. Karpiak's special permit to install a fence has expired.
- VIII ✓ Old Business
  - ✓ A. Final report for Taylor River Prime Wetlands Grant *Ellen showed the new map*
  - ✓ B. Update Hurd Farm - *on schedule*
- IX ✓ New Business:
  - ✓ A. Special Money Article: Conservation Land Fund *\$50,000 for maintenance*
  - ✓ B. Set up mail pickup schedule *"Open Spike"*
- X Review December Minutes
- XI Treasure's Report
- XII Adjourn *10:00*  
*by motioned Allen*  
*at Secord*

CONSERVATION COMMISSION PUBLIC HEARING  
January 25, 2005

The meeting was called to order at 7:05 p.m. by Ellen Goethel, Chairperson. Present were Commission members Daniel Gangai, Charlie Preston, Jay Diener and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Bonnie Thimble were absent. Alternates Heather Day, Nathan Page, Fred Palazzolo and Peter MacKinnon were absent. Fran McCann was the representative from the Planning Board.

A site walk was held on Saturday, January 22, 2005.

- A. 703 Ocean Blvd - Demo permit
- B. Golden Corridor - Harbor Road
- C. Island Path

The Minutes of December 27, 2005 were reviewed. All were in agreement to accept the Minutes with no corrections needed.

NH WETLAND BUREAU APPLICATIONS

- A. Golden Corridor

Mr. Mark Maynard addressed the Commission. This application is for construction within the State Jurisdictional Wetlands to repair pilings beneath Smith & Gilmore building and, remove 1,706 sq. ft. of existing deteriorated deck associated with an existing 4,180 sq. ft. of waterfront building. After a brief overview, Mr. Tilton motioned to not oppose the application for repairing the pilings beneath the building with the usual stipulations of being notified at beginning and end of project, Shore Land Protection Act and silt fencing. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

- A. 1019 Ocean Blvd.

This Special Permit is for the construction of a new home within the Town Wetlands Conservation District. Mr. Ted Palmerie addressed the Commission. After a brief overview, it was decided to delay this permit request to re-configure the structure.

PLANNING BOARD REFERRALS

- A. 377 Ocean Blvd.  
Fatima Realty
- B. 691 Exeter Rd

#### APPOINTMENTS

A. Chief Lipe

Chief Lipe addressed the Commission on the new emergency pier at Hampton Harbor. The public access must be maintained.

B. Nancy Wheeler  
Island Path

Ms. Wheeler addressed the Commission for (1) garage attachment and (2) enclose a deck with no foundation.

C. Seabrook Beach/Sun Valley Management Plan

Sue Foote, Chairman of the Seabrook Conservation Commission, addressed the Commission to discuss the Seabrook Beach/Sun Valley Management Plan and subsequent DES Wetlands application. Mr. Tilton motioned to send the Town Manager a note supporting the plan and ask the Town Manager to sign the DES application for the Town of Hampton. Mr. Diener seconded the motion and all were in favor. However, the Commissioners would like to add the following stipulations to the permit application:

1. The signing of this application in no way obligates the town to do any work on the Sun Valley portion included in this application. It only sets out the way in which work will be done if the town decides to undertake a project in this area.
2. This application in no way gives private citizens the right to do any work on their private property or public property without receiving all of the appropriate permits from State, local and Federal Agencies.

The plan should address only those properties in Sun Valley which are on the Atlantic Ocean side not included are any properties along the river or mouth of the harbor. The Commission is interested to see how Seabrook utilizes this permit and will do more research to see if it would be helpful at any other locations within the Town of Hampton. The Appledore Engineering study will be more thoroughly reviewed to make these determinations.

D. Ken Berry  
5 Merrill Industrial Drive

E. NH Soil Consultants  
Barbour Rd violation.

This is on the Kopka property. Sherry Davis represented Maplecroft Building. After a brief discussion and overview, it was decided to come back to the Commission with another plan which would include having as much fill removed as possible.

WETLAND BUREAU ACTIONS

- A. 10 Patricia St  
DES 2004-02772  
Kevin Blayne.

Construction of new home within the State Jurisdictional tidal buffer. Approved with Conservation Commission stipulations.

WETLAND BUREAU ACTIONS (Cont)

- B. 31 Harbor Rd  
DES 2004-01909  
Jane Gallagher

Construction of apartment and attached garage within the State jurisdictional tidal buffer. Approved with Conservation Commission stipulations.

- C. Lafayette Rd  
DES 2004-01717  
James Taylor

Renovate and construct septic system. Approved.

- D. Nevins Enterprises  
DES 2004-00699

Construct 4 Condominium Units within the tidal buffer. Approved with Conservation Commission stipulations.

- E. Drakeside Rd  
DES 2004-00447  
Page Meadow

Construction of 2 buildings within the jurisdictional wetlands. Approved with Conservation Commission stipulations.

OLD BUSINESS

- A. Mrs. Goethel gave an update on the final report for Taylor River Prime Wetlands Grant.  
B. Mrs. Goethel stated the Hurd Farm is on schedule.

NEW BUSINESS

- A. Special Money Article: Conservation Land Fund for maintenance of "Open Space" was reviewed.  
B. A schedule was set up for mail pickup and messages.

CONSERVATION COMMISSION PUBLIC HEARING

January 25, 2005

Page 4

The next meeting will be held on Tuesday, February 22, 2005 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, February 18, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 8:00 p.m. Mr. Diener seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## February 24, 2005

- I Call to Order: 7:00 pm
- II ✓ NH Wetland Bureau Applications
  - ✓ A. Golden Corridor, Mark Maynard. 23 Harbor Rd. Reconfiguration of Ramp and float system.
  - ✓ B. Golden Corridor Phase II. Address changes to retaining wall/riprap.
- III Special Permits
  - ✓ A. Golden Corridor Phase II. Address changes to retaining wall/riprap.
  - ✓ B. 1019 Ocean Blvd. Reconfiguration of new house footprint within the Wetlands Conservation District.
- IV Planning Board Referrals
- V ✓ Appointments:
  - ✓ A. NH Soils. 63 Barbour Rd. restoration plan.
- VI Wetland Bureau Actions
  - 1. Northern Utilities. 1,125 feet of sand dune disturbance for placement of gas lines beneath Ocean Blvd. Approved.
  - 2. Golden Corridor. Structural repairs and demolition/ reconstruction on existing footprint resulting in a 490 sq ft decrease in existing footprint. Approved
- VII Planning Board Actions
  - 1. Hampton Harbor Marina. Mark Maynard. Special Permit to build Condo units and adjacent buildings within the Town Wetlands Conservation District. Approved.
- VIII Old Business
  - 1. Town Meeting
  - 2. Hurd Farm Update *no update*
- IX New Business
  - 1. Adopt charges for copies *by marta*
- X Review January Minutes *Ralph recorded*
- XI Treasure's Report *all in one*
- XII Adjourn *by marta*

C.

CONSERVATION COMMISSION PUBLIC HEARING

February 22, 2005

The meeting was called to order at 7:05 p.m. by Ellen Goethel, Chairperson. Present were Commission members Charlie Preston, Jay Diener, Dr. Ralph Falk, Bonnie Thimble and Peter Tilton Jr. Commissioner Dan Gangai was absent. Alternate Nathan Page sat in for Dan Gangai. Alternates Heather Day, Fred Palazzolo and Peter MacKinnon were absent. Robert Viviano was the representative from the Planning Board.

There was no site walk held this month.

The Minutes of January 25, 2005 were reviewed. All were in agreement to accept the Minutes with one correction noted.

NH WETLAND BUREAU APPLICATIONS

A. Golden Corridor

Mr. Glen Normandeau, President, Pickering Marine Corp., addressed the Commission. This application is for the reconfiguration and reconstruction of the ramp and float system associated with the existing fixed pier. This is to better utilize available square footage of float while providing room for a proposed adjacent public safety dock facility. This project is proposed in conjunction with a new public safety pier for the Town of Hampton. After a brief overview, Mr. Tilton motioned to not be in favor of this project until the Agency responsible for the State boat launch and navigable water are satisfied that it will not negatively impact current boating interests. This should include a site mock-up of the site consisting of buoys or associated devices to simulate the impact of the new float configuration to boaters prior to granting of any permits and would like to have it in place at least part of the summer boating season to determine any impacts. If negative impacts are evident, then the plan needs to be adjusted to remove the impact. Mr. Diener seconded. A discussion ensued. Mr. Tilton motioned the Commission is concerned that the adjacent property belonging to the Gaurons and Carters will lose their ability to construct a similar pier on their property, therefore, they will lose future access to the deep water. These concerns should be addressed prior to permitting. Dr. Falk seconded the motion. All were in favor.

B. Golden Corridor Phase II

Changes to the retaining wall/rip rap. The plans specify a retaining wall to be constructed and tied into the existing Gephardt wall. Change the retaining wall to a rip rap slope. Please see Special Permits.

SPECIAL PERMITS

A. 1019 Ocean Blvd

This Special Permit is for the construction of a new home within the Town Wetlands Conservation District. Mr. Ted Palmeiri addressed the Commission. Mr. Palmeiri returned with a revised plan. After the Commissioners discussed the plan, Dr. Falk motioned to write a letter to the Zoning Board for variances for 10' set back. Mr. Preston seconded. All were in favor.

SPECIAL PERMITS (cont)

B. Golden Corridor Phase II

Mr. Page motioned to not oppose to change the plan for rip rap wall, which is more effective and environmentally friendly than the retaining wall, and with the stipulation that abutters be aware of the plan and gives the opportunities to give input. Mr. Diener seconded. All were in favor.

C. Deniro Development Plan  
Merrill Drive

Mr. Scott Frankiewicz of Beals Association addressed the Commission. After a brief overview, Mr. Tilton motioned to not oppose the revised plan to allow the East side of the building to revert back to vegetation with no mowing. Planting of shrubbery will also be implemented. Dr. Falk seconded the motion. All were in favor.

PLANNING BOARD REFERRALS

APPOINTMENTS

A. NH Soils  
63 Barbour Rd

The restoration plan is to remove 276 cubic ft. of fill. After a discussion and overview, Mr. Page motioned to go along with this plan of restoration of slope, and other impacts including front yard retaining wall and landscaping with stipulation that the pit be done along the foundation. Mr. Tilton amended the motion to determine the degree of footing. Mr. Diener seconded the motion. All were in favor.

WETLAND BUREAU ACTIONS

A. Northern Utilities

1,125 of sand dune disturbance for placement of gas lines beneath Ocean Blvd.  
Approved.

B. Golden Corridor

Structural repairs and demolition/reconstruction on existing footprint resulting in a 490 sq. ft. decrease in existing footprint.

Approved.

PLANNING BOARD ACTIONS

A. Hampton Harbor Marina

Mark Maynard. Special Permit to build Condo Units and adjacent buildings within the Town Wetlands Conservation District.

Approved.



OLD BUSINESS

- A. Town Meeting
- B. Mrs. Goethel stated that there is no new update on the Hurd Farm.

NEW BUSINESS

- A. Mrs. Goethel asked for a vote to adopt charges for copies. Mr. Diener motioned to adopt the charges for copies, seconded by Dr. Falk. All were in favor.

The next meeting will be held on Tuesday, March 22, 2005 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, March 19, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 10:00 p.m. Mr. Preston seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## March 22 2005

I Call to Order: 7:00 pm

II NH Wetland Bureau Applications

- ✓ A. Harbor Road. Town of Hampton, construction of the fire boat dock.
- ✓ B. 30 Hutchinson Dr. Construction of a one car garage within the State

Jurisdictional Wetlands

*See walk*

III Special Permits

A. None

IV Planning Board Referrals

A. None

V Appointments:

A. None

VII DES Wetlands Bureau Actions:

A. WINNACUNNET COOPERATIVE DISTRICT

Impact a total of 4,865 square feet of jurisdictional area to include: Dredge and fill 4,345 sq. ft. of palustrine forested wetland for the construction of a 58 space parking lot; Impact 500 square feet within the Tidal Buffer Zone (20 square feet of bank) to construct a rip-rap outlet associated with a storm water treatment swale.

B. 2003-01690

HAMPTON Tbz COSTELLO, ALEXANDER & ANTOINETTE

Request Amendment to impact an additional 55 sq. ft. in sand dune jurisdiction to increase the size of the bluestone patio on permit

VIII Old Business

- ✓ A. Hurd Farm Update *anything is going along for approval - That's all*

IX New Business

- ✓ A. Selectmen's Update
- ✓ B. Letter to Planning Board: Special Permits, request for volunteer attendees for our meetings
- C. Discuss Budget

X Review Feb. Minutes

XI Treasure's Report

XII Adjourn

*motioned set  
seconded done*

*time 8:10*

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING  
MARCH 22, 2005

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Dan Gangai, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Alternate Nathan Page was present sitting in for Dr. Ralph Falk. Alternate Pete MacKinnon was absent. There was no representative present from the Planning Board.

A site walk was held on Saturday, March 19, 2005.

- A. 30 Hutchinson Dr.  
Construction of a one car garage within the State Jurisdictional Wetlands.

The Minutes of February 22, 2005 and March 22, 2005 will be reviewed at the April 26, 2005 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. Harbor Road  
Town of Hampton

Construction of the fire boat dock. Mr. David Anderson from Fay, Spofford & Thorndike, addressed the Commission along with Chief Lipe of the Hampton Fire Department. An existing 20' wide fire lane owned by Golden Corridor will connect to a government owned timber piling pier, gangway and floating dock with 6 boat slips. After a brief discussion, Mr. Page motioned to recommend the granting of the DES Wetland Permit for the boat dock at Hampton Harbor. There is to be no parking on the dock over the water, used strictly as a loading dock. The Commission will be informed at the beginning and end of the project in writing. Mr. Tilton seconded the motion. All were in favor.

- B. 30 Hutchinson Dr

This application is for the construction of a one car garage within the State Jurisdictional Wetlands. This garage is to be attached to the existing house. Install a channel slope drain in front of the new garage with a run off pipe to divert rain water 16' from its regular course. This is a minimal impact because the rain water will still go to the back yard. Mr. Page motioned to grant this application with the stipulations that the existing shed is removed and the garage is placed over the existing pavement. The Commission also needs to be notified in writing at the beginning and end of the project, proper siltation & erosion control is used, the area under the existing shed is replanted in accordance to the Shoreland Protection Act, and to have Mrs. Goethel sign off on the application. Ms. Thimble seconded the motion. All were in favor.

SPECIAL PERMIT REQUEST

- A. Ted Palmieri  
1019 Ocean Blvd.

Mr. Ted Palmiere and his family returned to address the Commission. After a brief discussion, Mr. Tilton motioned to recommend conditional approval of the new construction of a single family house with the approval contingent upon (1) a permeable surface driveway; (2) permanent impact for the structure, including all decks, is not to exceed 260 sq. ft. No part of the building shall be outside of the footprint as shown on the plan dated March 22, 2005 and signed by Mr. Tilton; (3) include all stipulations as stated on the Stipulation Sheet; and (4) completed updated paperwork is submitted to the Conservation Commission for final approval no later than April 4, 2005. Mr. Preston seconded the motion. Four were in favor with Ms. Thimble and Mr. Page abstaining.

PLANNING BOARD REFERRALS

None

DES WETLANDS BUREAU ACTIONS:

- A. Winnacunnet Cooperative District  
Impact a total of 4,865 sq. ft. of jurisdictional area to include: Dredge & fill 4,345 sq. ft. of palustrine forested wetland for the construction of a 58 space parking lot; Impact 500 sq. ft. within the Tidal Buffer Zone (20 sq. ft. of bank) to construct a rip-rap outlet associated with a storm water treatment swale.
- B. 2003-01690  
Hampton Tbz Costello, Alexander & Antoinette  
  
Request Amendment to impact an additional 55 sq. ft. in sand dune jurisdiction to increase the size of the bluestone patio on permit.

OLD BUSINESS

- A. Hurd Farm Update  
  
Mrs. Goethel gave a brief update. Everything is going along for approval.

NEW BUSINESS

- A. Selectmen's Update  
  
Mrs. Goethel stated that \$1,000.00 was taken out of the Commission Budget.
- B. Mrs. Goethel discussed the letters she is sending out to the Planning Board, request for volunteer Attendees for the Conservation Commission Meetings and Special Permits.

Mrs. Goethel discussed demo permit applications. Mr. Tilton motioned to require anyone requesting a demo permit application to notify the Conservation Commission and schedule an appt for the monthly site walk. Mr Diener seconded the motion. All were in favor.

The next meeting will be held on Tuesday, April 26, 2005 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, April 23, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 8:50 p.m., seconded by Mr. Diener. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

*Pete doesn't  
do Fall about*

# Hampton Conservation Commission Agenda

April 26, 2005

- I Call to Order: 7:00 pm**
- II NH Wetland Bureau Applications**  
A. None
- III Special Permits** *TAVANO*  
✓ A. 4 Janvrin Road. Charles Tavano. Construction of a single family home within the Wetlands Conservation District  
✓ B. Peter Agrarier. 111 Exeter Road. Drainage pipe in buffer  
✓ C. 1019 Ocean Blvd. Palmaieri. Construction of single family home within the Town Wetlands Conservation District.
- 
- IV Planning Board Referrals**
- V Appointments:**  
A. Jim Hargos. 108 Glade Path *Chawlin fence along his property.*
- VII Planning Board Actions**
- VII DES Actions:**  
A. Sand Dune Impact on Hampton Beach. Northern Utilities Inc. 2004-02551 approved.  
B. Harbor Road. Golden Corridor. Repairs to Gilmore Building and dock. 2004-03081 approved  
C. 39 Ocean Drive. Paul Tower. to demolish and rebuild single family house within developed upland tidal buffer. 200401290 approved.  
D. Harbor Road. Golden Corridor. Amended application for replacement of wooden retaining wall with a cement and riprap retaining wall within tidal buffer. 2003-00443 approved.  
E. Ocean Blvd. Fatima Realty Trust. Expand and reconfigure parking area on property within the previously paved tidal buffer. 2001-02434 approved.
- VIII Old Business**  
✓ A. Hurd Farm Update - *Tom Banded - 21 TOC/USDA AGENT - Faintly measure*  
✓ B. Prime Wetlands Update, Meeting May 10<sup>th</sup> 7:00 Hampton Falls Town Hall  
✓ C. Demo permit notices  
D.
- IX New Business**  
✓ A. State Property along 101 for sale  
✓ B. Victory Garden Update, need for volunteers from Commission - *update contracts Meeting in Thurs.*  
C. New Alternates (2)  
✓ D. Violation at Pond behind Lafayette Rd. *836R Benoit mentioned*
- X Review March Minutes** *IF RCCD - Meeting to have Ellen agreement for fund RAS*
- XI Treasure's Report** *All in hand by recorded.*
- XII Adjourn**

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING

April 26, 2005

The meeting was called to order at 7:02 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Dan Gangai, Charlie Preston and Bonnie Thimble. Alternate Nathan Page was sitting in for Dr. Ralph Falk. Commissioner Pete Tilton Jr. was absent. Alternate Pete MacKinnon was absent.

A site walk was held on Saturday, April 23, 2005.

- A. 4 Janvrin Rd
- B. 11 Susan Lane (fence) Jim Hazos
- C. 10 Vanderpool (drainage) Jim Hunter
- D. 111 Exeter Rd
- E. 108 Glade Path (repair foundation)
- F. 826 R Lafayette Rd
- G. 4 Post Rd
- H. 70 Kings Highway Lot #95

SPECIAL PERMITS

- A. 4 Janvrin Road  
Charles Tavano

This special permit is for the construction of a single family home within the wetlands conservation district. The construction of a 32' x 58' single family house within the 50' buffer. The plan was incomplete not showing the driveway and stairs and needs to have the 50' wetlands buffer delineated. He also needs to have the distances between the wetlands and the buildings and the buffer clearly noted. After a brief discussion, the Commissioners asked the applicant if he would like to table the application until he could make the changes at which point he walked out of the meeting. The Commission then went ahead with the vote on the proposal. Mr. Gangai motioned to recommend to the Planning Board to not approve the plan as presented until major modifications to the plan. Mr. Preston seconded the motion. An amendment to the motion was made by Mr. Diener to add the following concerns: (1) impact on buffer is significant; (2) no effort to mitigate; (3) house will be entirely in the buffer; (4) the property is significantly lower than the other adjacent properties and the buffer is a natural absorption for the entire area; (5) drainage impact on the neighbors' property. Ms. Thimble seconded the amendment. With Mr. Page abstaining, all were in favor. This project will need a State DES permit which per the Town Ordinances must be applied for simultaneously. The applicant was informed of this at the meeting. The applicant knew he needed the DES permit but had not applied for it. The Commission asked him to do so. The Commission feels the Planning Board should not act on this until the paperwork is in for the DES permit.

- B. 111 Exeter Road  
Peter Agrodnia, Easterly Surveying Inc

This special permit is for drainage pipe in buffer. A section of 24" drain pipe is proposed to extend approximately 35' into the 50' buffer limit with rip rap installed at the outfall. This is intended to resolve an existing drainage problem which the Town of Hampton and the adjacent owners have along Bourne Ave. This design should be a more permanent and effective solution. No portion of the proposed drainage improvement will be located in the wetland area (only in buffer). After a brief presentation, the discussion was opened to the Public. Ms. Patricia Antlitz of 14 Bourne Ave. and Mr. Paul Hyde of 114 Exeter Rd., voiced their concerns over the increased amount of water which will be draining off of the property through the culvert under Exeter Rd which is eroding and affecting their property. After their questions and concerns, the Public session was closed. Mr. Diener motioned to not oppose the special permit provided the process by which filtration is cleaned and is clearly stated in the permit and the usual stipulations. The

Commission would like to be notified in writing at the start and finish of construction. Mr. Page seconded the motion. All were in favor.

#### CONSERVITON COMMISSION PUBLIC HEARING

April 26, 2005

Page 2

- C. 1019 Ocean Blvd  
Ted Palmieri

This special permit is for the construction of a single family home within the Town Wetlands Conservation District. Mr. Palmieri returned to the Commission but the plan still needed to be worked on. Clarification is needed by the Planning Board regarding moving the footprint 5 more feet toward the wetland. After a brief discussion, Mr. Page motioned to table the vote until the May 24, 2005 meeting so a new complete plan, without any fill or change in elevation to the buffer and showing a cantilevered deck, could be submitted by Mr. Palmieri. Mr. Gangai seconded the motion. All were in favor.

#### APPOINTMENTS

- A. Jim Hargos  
108 Glade Path

Mr. Hargos did not attend the meeting.

#### DES ACTIONS:

- A. Sand Dune Impact on Hampton Beach.  
Northern Utilities Inc 2004-2005 approved.

- B. Harbor Road  
Golden Corridor

Repairs to Gilmore Building and dock. 2004-2005 03081 approved.

- C. 39 Ocean Drive  
Paul Tower

Demolish and rebuild single family house within developed upland tidal buffer.  
200401290 approved.

- D. Harbor Road.  
Golden Corridor.

Amended application for replacement of wooden retaining wall with a cement and rip rap retaining wall within tidal buffer. 2003-00443 approved.

- E. Ocean Blvd.  
Fatima Realty Trust

Expand and reconfigure parking area on property within the previously paved tidal buffer. 2001-02434 approved.

CONSERVATION COMMISSION PUBLIC HEARING

April 26, 2004

Page 3

OLD BUSINESS

A. Hurd Farm Update

Mrs. Goethel stated that the money went to the Closing Agent and all forms are done.

B. Prime Wetlands Update – Meeting May 10<sup>th</sup> at 7:00 p.m. at Hampton Falls Town Hall.

C. Demo permit notices.

NEW BUSINESS

A. State Property along 101 for sale.

B. Victory Garden Update

Ms. Thimble stated the meeting is to be held on Thursday, April 28, 2005 and volunteers are needed.

C. A violation was noted at a pond behind 836R Lafayette Rd.

D. Ms. Thimble motioned to allow Mrs. Goethel to sign agreement for Hurd Farm when received from the Rockingham County Conservation District. Mr. Diener seconded the motion. All were in favor.

REVIEW MINUTES

The Minutes for February and March will be reviewed at the May 24, 2005 Meeting.

The next meeting will be held on Tuesday, May 24, 2005 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, May 21, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 9:05 p.m., seconded by Mr Gangai. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary



# Hampton Conservation Commission Agenda

## May 24, 2005

- I Call to Order: 7:00 pm
- II NH Wetland Bureau Applications
  - ✓A. 31 Harbor Road. Jane Gallagher, modifications to existing permit
  - ✓B. 1032 Ocean Blvd. Demolition and rebuild
  - ✓C. Ocean Blvd Northern Utilities
  - ✓D. 49 Dumas Ave. Addition to existing single family home within the State Jurisdictional Wetlands
  - ✓E. 66 & 68 Island Path. Robert Glavin. Construct stone wall, repair pilings and replace shed in State Jurisdictional Tidal Wetlands.
  - ✓F. 2 Huckleberry Lane. Robert Pilat. Repair drainage, water problem caused by adjacent permitted activity.
  - ✓G. 55 Harbor Rd. Hampton Harbor Marina sewer hook up and dock wires.
- III Special Permits
  - ✓A. 143 Winnacunnet Rd. Within the Town Wetland Conservation District.
  - ✓B. Hampton Harbor Marina. Sewer connection and ties to docks within the Town Wetlands Conservation District
  - ✓C. 66 & 68 Island Path. Construct stone wall, repair pilings and replace shed within the Town Wetlands Conservation District.
  - ✓D. 2 Huckleberry Lane. Robert Pilat. Repair drainage, water problem caused by adjacent permitted activity.
  - ✓E. 430 High St. John Nyhan. Fence within wetlands Conservation District.
  - ✓F. Ocean Blvd. Northern Utilities. Gas line upgrade within the Wetlands Conservation District.
- IV Planning Board Referrals
  - A. 1019 Ocean Blvd. Palmieri.
- V Appointments:
- VII Planning Board Actions
- VIII Old Business
  - A. Prime wetlands project *update*
- IX New Business
  - A. Barclay property
- X Review April Minutes
- XI Treasure's Report
- XII Adjourn

*Verity Conner*

*Rec Dept will*

*cut down the trees*

*and mow the grass*

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING

May 24, 2005

The meeting was called to order at 7:01 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Daniel Gangai, Bonnie Thimble and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Charlie Preston were absent. Alternate Nathan Page sat in for Dr. Falk. Alternate Peter MacKinnon was absent. There was not representation from the Planning Board.

The site walk was held on Saturday, May 21, 2005:

- A. 14 Francis Street – deck & fence
- B. 475 Winnacunnet Rd -deck
- C. 24 Boars Head Terrace – demo & rebuild
- D. 49 Dumas Ave – minimal impact
- E. 78 Barbour Rd – screened in porch
- F. 31 Munsey Drive – build pond
- G. 8 Bittersweet Lane – wrap around deck
- H. 67 & 66 Island Path
- I. 2 Huckleberry Lane

The Minutes of February 22, 2005, March 22, 2005 and April 26, 2005 were reviewed. All were in agreement to accept the Minutes with one correction noted.

NH WETLAND BUREAU APPLICATIONS

- A. Jane Gallagher  
31 Harbor Road

This application is for modifications to existing permit. Raise the existing 2 story structure, replace existing substructure and construct new above level. Perform minor modifications to new second floor level. Construct new 3 story 15'6" x 42' 0" long . Part of the existing structure that is scheduled to be modified is in the 50 ft. buffer zone. Minimal excavation will occur within the 50 ft. buffer zone in order to accommodate these new building features. At this time Mrs. Goethel opened the discussion up to the audience. Mr. Ron Dube of 35 Harbor Rd. spoke. His concern was about the height of the new building and the closeness to his property line. He stated that the fence which is scheduled to be replaced is his fence on his property and would like for that to be corrected on the site plan. Mr. Tilton motioned to not oppose the modifications to the existing permit as presented with the normal stipulations and no floor drains. Mrs. Thimble seconded the motion. A discussion ensued. Mr. Diener amended the motion to take a look at the height and guidelines and also addition of plantings need to be addressed before construction. Mr. Page seconded the motion. The vote was unanimous on the amendment. The vote was also unanimous on the motion. Mr. Tilton then motioned to not oppose the Special Permit 400 sq. ft. for temporary impact and demolition and reconstruction of the foundation and to correct a drainage problem caused by an unforeseen consequence of a previously permitted activity on an abutting property.

NH WETLAND BUREAU APPLICATIONS (cont)

A. 31 Harbor Rd (cont)

The lawn care guidelines set forth in the Shoreland Protection Act must also be followed. Mr. Page seconded the motion. All were in favor.

B. 1032 Ocean Blvd

The project proposes a new residential dwelling to improve the aesthetic quality and livable space. The new dwelling is proposed no closer to the ocean than what already exists on site. The proposed project is to raze the existing two buildings on the property and build a new house. After the discussion, Mr. Page motioned to not oppose the application with the usual stipulations and that permeable surface for the walkway and with the understanding that the patio be removed from the back. Mr. Tilton seconded the motion. Mr. Diener amended the motion stating the proposed patio be constructed of a permeable material. All were in favor. Mr. Page motioned to add the amendment. Mr. Tilton seconded the motion. With Mr. Gangai abstained, all were in favor.

Mr. Tilton motioned to not oppose the granting of a Special Permit for work within the buffer for demolition and building of a new residence at 1032 Ocean Blvd. The walkways within the 50 ft. buffer will be of permeable material allowing for necessary stairs. The walkways will be located on the South side of the main building 5 ft. in width. The patio shall be of permeable surface also. The outside living space is treated as a part of the house and not a deck. Mr. Page seconded the motion. With Mr. Gangai abstained, all were in favor.

C. Ocean Blvd Northern Utilities

This application is for the temporary impact of 600 sq. ft. (60' x 10') of previously disturbed tidal buffer zone to replace 4" natural gas line. No wetlands or sand dunes would be impacted. All work is confined to previously disturbed areas. The old line will be left in place to reduce the area disturbed. Mr. Tilton motioned to recommend the permit, seconded by Mr. Diener. All were in favor. Mr. Diener motioned to not oppose the Special Permit with the regular stipulations, seconded by Mr. Gangai. All were in favor.

D. 49 Dumas Ave

This is an expedited application for the addition to existing single family home within the State Jurisdictional Wetlands. This is for an addition between the existing home and garage. Mr. Gangai motioned to allow Mrs. Goethel to sign the application. Mr. Tilton seconded. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

May 24, 2005

Page 3

NH WETLAND BUREAU APPLICATIONS (Cont)

E. 66-68 Island Path

This application is for constructing a stacked rock wall, grading, replacing a shed, and reairing/replacing the pilings/foundation of two single family residences that currently exist on the property. The project is necessary to prevent erosion and damage to the pilings/foundation of two existing residences and is in the interest of public health and safety. After a brief overview, Mr. Page motioned to not oppose the application with the usual stipulations. Mr. Gangai seconded the motion. All were favor.

Mr. Tilton motioned to grant the Special Permit for work within the buffer to build a retaining wall and repair and replace the pilings on two single family residences. The wall should not go the entire length of the property and that the fill which will be placed on the property between the two walls will not erode into the adjacent salt marsh. The Commission requests notification of any change in the original application. The shed will be moved as close to the road as possible to restore the marsh under the old shed. Ms. Thimble seconded the motion. All were in favor.

F. 2 Huckleberry Lane – Robert Pilat

Mike Parsant from NH Soil Consultants addressed the Commission. This application is to correct drainage problem that has occurred as a result of the actions of an abutting property. The berm that was created when the abutter's sewer line was installed prevents over land flow, therefore resulting in ponded water in the Pilat's yard. This proposal requests permission to fill and regrade the Pilat's lawn to match the height of the berm and allow for proper drainage.

Mr. Diener motioned to not oppose the granting of a wetlands permit for work to correct drainage problem caused by an unforeseen consequence of a previously permitted activity on an abutting property. The boundary markers should be elevated and clearly visible. No soil is placed near the trunk of pine trees along the berm and no construction equipment will go beyond the property line. The Lawn Care guidelines set forth in the Shoreland Protection Act must be followed.

Notification to the Commission at the start and end of the project in writing and proper erosion control. Ms. Thimble seconded the motion. All were in favor.

Mr. Tilton motioned to grant a Special Permit for work to correct a drainage problem. Ms. Thimble seconded the motion. All were in favor.

G. 55 Harbor Road

Luke Hurley from Gove Environment addressed the Commission. Mrs. Goethel stepped down as Chairperson for this application. Mr. Diener assumed the Chairperson for this application. A sewer improvement is proposed for the site with the help of the State DES Grant. Sewer sanchions are proposed at two locations, D dock and the gas pump dock. This sewer will be connected to the Town's sewer system via a force main. At the same time, the client is proposing to bring cable TV to al of the slips. A temporary impact to the 50' tidal buffer for placing the utilities underground is proposed. Mr. Page motioned to table the decision on the application until our next meeting of June 28, 2005 with the approval of the applicant. At that time answers to several questions about construction, equipment (flexible piping along the docks) and safeguards in the check valves etc. which were brought up by the Commission. Mr. Tilton seconded the motion. All were in favor.

SPECIAL PERMITS

A. 143 Winnacunnet Rd

Atty. Michael Donahue, Donahue, Tucker & Cinndella, and Eric Saari, Jones & Beach Engineering, addressed the Commission. The Bean family would like to move back to their former home which use to be a commercial building and the home of Bean Insurance. Site needs upgrading to conform to current zoning and site plan regulations. An addition to the existing building and a paved parking lot is proposed with no permanent impact in the 50' wetland buffer. The early impact in the buffer will be the temporary re-grading of the back yard to form a detention pond. The existing buffer consists of a mowed yard and therefore the top of the detention pond berm will be planted with balsalm firs. Mr. Page motioned to not oppose the granting of the special permit for construction of a detention pond within the buffer. The area needs to be mowed and clean debris out of the detention pond at least once a year. The wetland area will also be cleaned of construction material, debris, garden and lawn clippings. Mr. Diener seconded the motion. All were in favor.

B. Hampton Harbor Marina  
55 Harbor Rd

Please see NH Wetlands Applications.

C. 66 & 68 Island Path

Please see NH Wetlands Applications.

D. 2 Huckleberry Lane

Please see NH Wetlands Applications.

E. John Nyhan  
430 High St.

Mr. Nyhan, owner of the Victoria Inn, addressed the Commission. This Special Permit is to construct a fence (6 ft. high) along the northwestern property line. Type of fence will be determined after receiving guidance and approval from the Town. Mr. Tilton motioned to not oppose the special permit. Mrs. Thimble seconded. All were in favor.

F. Northern Utilities  
Ocean Blvd.

Please see NH Wetlands Applications.

PLANNING BOARD REFERRAL

- A. 1019 Ocean Blvd  
Ted Palmiere

The footprint of the house in the 50' buffer does not exceed 700 sq. ft. The deck is cantilevered 7' out around the north side of the house. The driveway should be permeable surface. Discussion ensued on whether to vote on a completed plan as this plan is not complete. It is missing the driveway. Mrs. Goethel suggested making a complete list of all needed on the plan and send it to the Planning Board. i.e. driveway, dimension and sq. ft. of cantilevered deck, contour lines, permeable surface & sq. ft of driveway (length & width), distance from lot lines, elevation and wetland delineation. Mr. Palmiere will also receive a list. All were in favor of this list.

OLD BUSINESS

- A. Prime wetlands project update.

NEW BUSINESS


- A. Victory Garden Update

Ms. Thimble gave a quick update. The Hampton Recreation Dept will help in the cutting of trees and mowing of the grass.

The next meeting will be held on Tuesday, June 28, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, June 25, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 11:00 p.m. Mr. Tilton seconded the motion. All were in favor.

Respectfully submitted,

  
Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## June 28, 2005

I Call to Order: 7:00 pm

II NH Wetland Bureau Applications

- ✓ A. Aquarion Water Co - / *Heckler In On*
- ✓ B. 1066 Ocean Blvd. Susan Moran. Replacement of seawall.

III Special Permits

- ✓ A. 389 High Street. Demolition and construction of 5 unit condos within the Town wetlands conservation district.
- ✓ B. 14 Rings Terr. Michael Hunkins Construction
- ✓ C. 1066 Ocean Blvd. Susan Moran. Replacement of Sea Wall
- ✓ D. 30 Towle Farm Rd. Condo View Realty Trust, Carolyn Rioux, Trustee. Construction of 7 duplex and retention pond in Town Wetlands Conservation District.

IV Planning Board Referrals

- ✓ A. 437 Winnacunnet Rd. Seven-O-Nine Ocean Blvd. 11 unit condo

V Appointments:

- ✓ A. 1019 Ocean Blvd. Ted Palmieri. Construction of single family home within the Town Wetlands Conservation district.
- ✓ B. Pamela Kopka. 62 Barbour Rd. violation restoration.

VII Planning Board Actions

VIII Old Business

- ✓ A. Hurd Farm update
- B. Sign Volunteer hours

IX New Business

- ✓ A. Discuss Town owned land abutting 389 High St., use RCCD to monitor and current use funds.

X Review May Minutes

*vidgtr*  
B. Make Summer Phone/Mail Calendar

XI Treasure's Report

XII Adjourn

✓ E. Hampton Harbor Marina  
by note  
nallen 10:35

CONSERVATION COMMISSION PUBLIC HEARING  
June 28, 2005

CORRECTED COPY

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Daniel Gangai, Charlie Preston and Bonnie Thimble. Alternate Nathan Page was sitting in for Peter Tilton Jr. Absent were Commission Member Dr. Falk and Alternate Pete MacKinnon. There was no one attending from the Planning Board.

The site walk was held on Saturday, June 25, 2005:

- A. 14 Rings Terrace
- B. 4 Wall Street
- C. 15 Diane Lane
- D. 47 Nudd Ave
- E. 1066 Ocean Blvd
- F. 514 High St
- G. 30 Towle Farm Rd

The Commissioners needed to also view the following sites:

- A. 389 High St
- B. 437 Winnacunnet Rd
- C. 22 Hutchinson Dr

The Minutes of May 24, 2005 and June 28, 2005 will be reviewed at the July 26, 2005 meeting .

NH WETLAND BUREAU APPLICATIONS

- A. Aquarion Water Co  
1 Merrill Industrial Dr

Sherrie Davis, Asst. Project Manager, NH Soil Consultants Inc., addressed the Commission. The project proposes to install four 6 inch diameter bedrock test wells and construct gravel access roads to the four well sites located on the property. The total proposed wetland impact area is 6500 ft. After the presentation, Mr. Page motioned to not oppose the application with the stipulations (1) if the wells prove unsuccessful the drill spoils along with all fill will be removed and the entire area including the road is restored to its original state; (2) Applicant files the appropriate Special Permit Application with the Town Planning Office for this work; (3) if any of the wells are successful the drill spoils and fill material for the unsuccessful wells are removed and the area is restored to its natural state; (4) if the wells are successful and the applicant needs to further impact the wetland then the Commission would be seriously looking at possible mitigation on or off site; and (5) written notification prior to construction and after the job is complete. Mr. Gangai seconded the motion. All were in favor.



NH WETLAND BUREAU APPLICATIONS (Cont)

- B. Susan Moran  
1066 Ocean Blvd.

This application is for the replacement of existing wall. This construction will impact a 1000 sq. ft. along the highest observable tide line. This is needed to update and strengthen the capabilities of the wall. After a brief overview, Mr. Gangai motioned to sign the application, seconded by Mr. Diener. All were in favor.

Mr Gangai motioned to recommend the granting of the DES Permit, with the usual stipulations and that the Commission be notified in writing at beginning and end of project. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

- A. 389 High Street

This Special Permit is for the demolition and construction of 5 unit condos within the Town wetlands conservation district. Joe Coronati and Atty Francis Bruton addressed the Commission. This is a revised site plan dated 6/8/05. After the brief presentation, Mrs. Goethel opened the meeting up to the public. Ms. Tracey Kelly, 9 Alexander Dr. spoke in opposition of the project. Since there were no other speakers, the public session was closed. Mr. Diener motioned to not oppose the granting of a Special Permit for work within the Town's Wetlands Conservation District in conjunction with the demolition of the existing structure and the construction of a five unit condominium project as per the revised site plan dated 6/8/05. The following stipulations must be adhered to: (1) property will not be posted but no trails will be constructed or parking facilities; (2) public access will be through Town owned land; (3) the entire area of easement will be left in its natural state; (4) easement agreement is subject to the approval by Town Council and the applicant; (5) written notification of start and finish of the project; (6) \$700.00 to be given to Rockingham County Conservation District for the maintenance of the easement which will be deeded over to RCCD in the first instance or the Town of Hampton if RCCD declines to hold the easement. Mr. Preston seconded the motion. All were in favor.

- B. 14 Rings Terrace  
Michael Hunkins Construction

This Special Permit is to take off roof and raise it within the 50 ft. buffer and is in the jurisdiction of the Shoreland Protection Act. Mr. Diener motioned to not oppose the granting the Special Permit for work within the Wetlands Conservation District with the usual stipulations: (1) lawn care must follow the guidelines set forth in the Shoreland Protection Act. Grass clippings will not be placed in the buffer nor in the wetlands; (2) Per Shoreland Protection Act no more than 50% of the trees shall be cut within a 20 year period; (3) proper erosion control; (4) buffer should remain undisturbed and elevations not changed, no additional fill; (5) no additional structures; and (6) written notification of start and end of project. Mr. Page seconded the motion. All were in favor.

- C. 1066 Ocean Blvd  
Replacement of Sea Wall

Please see above.

CONSERVATION COMMISSION PUBLIC HEARING

June 28, 2005

Page 3

SPECIAL PERMITS (Cont)

D. 30 Towle Farm Road

This Special Permit is for construction of seven (7) residential duplex condo structures with a drainage area/detention pond and outlet structure located within the buffer of the wetland conservation district. The site for the detention pond is the lowest part of the site and most appropriate for drainage. After a discussion, Mr. Diener motioned to oppose the granting of a Special Permit for work within the Town Wetlands District. The Commission is concerned about the placement of the retention pond within the 50 ft. of the wetland boundary edge and the drain placement so close to the abutting lot at the edge of the wetland and the change of the elevation of the buffer. The applicant has agreed to consider several of the following options and bring them to the Planning Board: (1) decrease the number of units to move the retention pond out of the wetlands conservation district; (2) clean out the junk, grass and twigs (violations); (3) reduce the sealed surface with permeable surface where possible; use of a storm sepor for the last catch basin along the road. If the Planning Board approves the plan with a detention pond, inside or outside of the Conservation District, who maintains this must be clearly defined and the usual stipulations must be adhered to. Mr. Gangai seconded the motion. All were in favor.

E. Hampton Harbor Marina

Mrs. Goethel stepped down as Chairperson and Mr. Diener assumed the Chairperson for this presentation. Mr. Len Russell addressed the Commission. After a brief presentation, Mr. Gangai motioned to recommend to the Planning Board to grant this Special Permit with the following stipulations: (1) silt fencing; (2) sewer treated properly and will safely and efficiently remove the sewerage; (3) impact for cable will be temporary and restored after installation; (4) written notification at start and end of the project. Ms. Thimble seconded the motion. All were in favor. Mrs. Goethel stepped back in as Chairperson.

PLANNING BOARD REFERRALS

A. 437 Winnacunnet Rd  
Seven-O-Nine Ocean Blvd

Pam Kopka addressed the Commission. This is for the construction of 11 unit condo. After a brief overview, Mr. Page motioned to send the Planning Board a memo with the following requests: (1) buffer markers should be placed along the 50 ft. buffer line at a cost to the applicant of \$1.00 each; (2) granite markers should be placed along the wetlands boundary in accordance with the wetlands ordinance; (3) recreation area should be moved outside of the wetlands conservation district; (4) Shoreland Protection Act be followed; and (5) written notification of start and end of project. Ms. Thimble seconded. All were in favor.

APPOINTMENTS

- A. 1019 Ocean Blvd  
Ted Palmieri

Cosntruction of a single family home within the Town Wetlands Conservation District. This is a revised plan. After a brief presentation, Mr. Diener motioned to not oppose the granting of a Special Permit for the construction of a new single family residence with a permeable surface driveway 75 ft. by 12 ft. within the wetlands conservation district off Cranberry Lane and a cantilevered deck off the north side of the house measuring 378 sq. ft. within the wetlands buffer. The applicant has agreed to all stipulations: (1) plantings such as Rosa Ragosa or Barberry be planted along the wetland to protect it from encroachment; (2) wood pile must be removed from the wetland prior to construction and appropriate silt fence and hay bales in place; (3) no alteration of elevation or plants within the wetlands, no roots shall be removed and all Shoreland protection be utilized during and after construction; (4) written notification to the Commission prior to start and finish of project. Mr. Page seconded the motion. All were in favor.

- B. 63 Barbour Rd  
Pamela Kopka

This Special Permit is for the restoration of a violation. Ms. Kopka addressed the Commission. After a brief presentation, Mr. Page motioned to accept the restoration plan with the usual stipulations, Shoreland Protection and written notification of start and end of project. This agreement took many months to resolve and this plan is keeping with the original permit and the wetlands ordinance. Mr. Diener seconded the motion. All were in favor.

OLD BUSINESS

- A. Mrs. Goethel gave an update of the Hurd Farm.

NEW BUSINESS

- A. Summer phone/mail calendar was established.

The next meeting will be held on Tuesday, July 26, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, July 23, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 10:35 p.m. seconded by Mr. Page. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## July 26, 2005

### I Call to Order: 7:00 pm

### II NH Wetland Bureau Applications

- A. 2 Nor'East Lane. William Lawrence III. Repair of SeaWall.
- B. 4 Nor'East Lane. Brian Moses. Repair of SeaWall.
- C. 8 Nor'East Lane. Tim & Nancy Lyons. Repair of SeaWall.
- D. 12 Nor'East Lane. Hal Hoefle. Repair of SeaWall.
- E. 16 Nor'East Lane. Repair of SeaWall.
- F. 1048 Ocean Blvd. Dean Kornavos. Repair of SeaWall
- G. 1050 Ocean Blvd. Repair of SeaWall
- H. 1052 Ocean Blvd. Repair of SeaWall

### III Special Permits

- A. Exeter Rd. Aquarion Water. Drill wells and build access road.
- B. 2 Nor'East Lane. William Lawrence III. Repair of SeaWall
- C. 4 Nor'East Lane. Brian Moses. Repair of SeaWall.
- D. 8 Nor'East Lane. Tim & Nancy Lyons. Repair of SeaWall.
- E. 12 Nor'East Lane. Hal Hoefle. Repair of SeaWall.
- F. 16 Nor'East Lane. Repair of SeaWall.
- G. 1048 Ocean Blvd. Dean Kornavos. Repair of SeaWall
- H. 1050 Ocean Blvd. Repair of SeaWall
- I. ~~1052 Ocean Blvd. Repair of SeaWall~~
- ✓ J. 52 Barbour Rd. James Wilson. Attach the house to the Garage within the Town Wetland Conservation District.
- ✓ K. 5 Ice House Lane. Andrew Fuhrmann. Open deck footing within the Wetlands Conservation District.

### IV Planning Board Referrals

- ✓ A. 389 High St. Demolition of existing structure and build 6 unit Condo within the Wetlands Conservation District.

### V Appointments

### VI Planning Board Actions:

- A. 31 Harbor Rd. Jane Gallagher. Renovate and Addition to existing structure within the Wetlands Conservation District. Approved with CC Stipulations. 6-1-05
- B. 430 High St. Approved with CC stipulations. 6-1-05
- C. Ocean Blvd. Northern Utilities. Replace gas line within the Town Wetlands Conservation District. Approved with CC stipulations. 6-1-05
- D. 2 Huckleberry Lane. Fill to correct drainage problem. Approved with CC stipulations.

- E. 55 Harbor Road. Hampton Harbor Marina. Bury utility cables and build sewer hook ups on the docks. Approved with CC stipulations. 6-1-05
- F. 66 & 68 Island Path. Thomas Glavin. Build retaining wall and move shed out of buffer within the Town Wetland Conservation District. Approved with CC stipulations. 6-1-05
- G. 1032 Ocean Blvd. David Brussard. Demolish and rebuild single family residence, pulling back structure further away from the ocean. Approved with CC Stipulations. 7-6-05
- H. 1066 Ocean Blvd. Susan Moran. Repair Seawall. Approved with CC stipulations. 7-6-05
- I. 14 Rings Terrace. Michael Hunkins. Add a room above the garage within the Town Wetlands Conservation District. Approved with CC stipulations. 7-6-05
- J. 143 Winnacunnet Rd. Expansion of an existing building needing a detention pond within the Wetlands Conservation District. Approved with CC stipulations. 7-6-05

## VII DES Actions

- A. 49 Dumas Ave. Addition to attach main dwelling to garage within the 100 foot tidal buffer. Minimum Expedited. Approved. 7-13-05
- B. 30 Hutchinson Drive. Addition (16x20 ft) to existing residence within the 100 foot tidal buffer. Approved. 5-9-05
- C. 55 Harbor Rd. Hampton Harbor Marina. Construction of 28 units and 16 unit Condos with parking etc. within the 100 tidal buffer. Approved 6-28-05

## VII Old Business

- A. Violations -
- B. Prime Wetlands Grant -
- C. Hurd Farm Reception Aug 17<sup>th</sup> at 11:30 <sup>am</sup>

## IX New Business

## X Review June Minutes

## XI Treasure's Report

## XII Adjourn

*motioned Barri  
seconded - Nathan 8:15*

*Barri motion to be the 121 million  
Don seconded Nathan abstain. is not motion*

CONSERVATION COMMISSION PUBLIC HEARING  
July 26, 2005

CORRECTED COPY

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Daniel Gangai,, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Jay Diener were absent. Alternate Nathan Page sat in for Dr. Falk. Alternate Pete MacKinnon was absent. There was not representation from the Planning Board.

The site walk was held on Saturday, July 23, 2005

- A. 1048, 1050, 1052 Ocean Blvd
- B. 2,4, 8, 12, 16 Nor'East Lane
- C. 52 Barbour Rd

The Minutes of May 24, 2005 and June 28, 2005, and July 26, 2005 will be reviewed at the August 23, 2005 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 2 Nor'East Lane  
William Lawrence III
- B. 4 Nor'East Lane  
Brian Moses
- C. 8 Nor'East Lane  
Tim & Nancy Lyons
- D. 12 Nor'East Lane  
Hal Hoefle
- E. 16 Nor'East Lane

These Applications are for repairs to the Sea Wall. Mr. Page motioned to not oppose applications A thru E Nor'East Lane as proposed in the DES Plan. Mr. Gangai seconded the motion. All were in favor. Mr. Page also motioned to not oppose the Special Permit Applications for the above Nor'East Lane addresses. Mr. Tilton seconded the motion. All were in favor.

- F. 1048 Ocean Blvd  
Dean Kornavos
- G. 1050 Ocean Blvd
- H. 1052 Ocean Blvd.

These Applications are for repairs to the Sea Wall. Mr. Page motioned to not oppose the applications for F thru H as proposed. Mr. Gangai seconded the motion. All were in favor.

SPECIAL PERMITS

- A. Exeter Rd  
Aquarion Water

This special permit is to drill wells and build access road. Mr. Page motioned to not oppose the special permit with stipulations addressed on the DES application. Mr. Gangai seconded the motion. All were in favor.

- B. 2 Nor'East Lane  
C. 4Nor'East Lane  
D. 8 Nor'East Lane  
E. 12 Nor'East Lane  
F. 16 Nor'East Lane

Please refer to page 1.

- G. 1048 Ocean Blvd  
H. 1050 Ocean Blvd

Mr. Tilton motioned to recommend the special permit as presented. Mr. Page seconded the motion. All were in favor.

- I. 1052 Ocean Blvd

Ms. Thimble motioned to not oppose the special permit, however the wall is unsatisfactorily constructed. Mr. Tilton seconded the motion. All were in favor.

- J. 52 Barbour Rd  
James Wilson

This special permit is to attach the house to the garage within the Town Wetland Conservation District. After a brief discussion, Mr. Page motioned to recommend the special permit to construct the addition and remove debris from the brook and written notification of start and finish of project and regular stipulations. Mr. Tilton Seconded the motion. All were in favor.

- K. 5 Ice House Lane  
Andrew Fuhrmann

This special permit is for an open deck footing within the Wetlands Conservation District. Mr. Page motioned to oppose the special permit as it exists but would not be opposed to the deck 10' x 10' to square off the building. Mr. Preston seconded. With Mr. Tilton and Ms Thimble opposed, three were in favor.

PLANNING BOARD REFERRALS

A. 389 High Street

This referral is for the demolition of an existing structure and build 6 unit condo within the Wetlands Conservation District. Mr. Ken Sakurai presented this proposal. After the presentation, Mr. Tilton motioned to recommend the granting of the special permit as a 6 unit plan as presented on 7/26/05. There is no opposition to handicap parking in the front with the attached stipulations from the 6/29/05 letter. The Board also recommends the acceptance of the proposed conservation easement to be held first by the Rockingham Conservation Commission District and second by the Conservation Commission. Also to support the fence on the abutters property which will require a special permit application. Mr. Gangai seconded the motion. All were in favor.

PLANNING BOARD ACTIONS

A. 31 Harbor Rd.  
Jane Gallagher

Renovate and addition to existing structure within the Wetlands Conservation District. Approved with Conservation Commission stipulations. 6-1-05

B. 430 High Street

Approved with stipulations. 6-1-05

C. Ocean Blvd  
Northern Utilities

Replace gas line within the Town Wetlands Conservation District. Approved with Conservation Commission stipulations. 6-1-05

D. 2 Huckleberry Lane

Fill to correct drainage problem. Approved with Conservation Commission stipulations.

E. 55 Harbor Road  
Hampton Harbor Marina

Bury utility cables and build sewer hook up on the docks. Approved with Conservation Commission stipulations. 6-1-05

F. 66 & 68 Island Path  
Thomas Glavin

Build retaining wall and move shed out of buffer within the Town Wetland Conservation District. Approved with Conservation Commission stipulations. 6-1-05



PLANNING BOARD ACTIONS (Cont)

- G. 1032 Ocean Blvd  
David Brussard

Demolish and rebuild single family residence, pulling back structure further away from the ocean.  
Approved with Conservation Commission stipulations. 7-6-05

- H. 1086 Ocean Blvd  
Susan Moran

Repaired seawall. Approved with Conservation Commission stipulations. 7-6-05

- I. 14 Rings Terrace  
Michael Hunkins

Add a room above the garage within the Town Wetlands Conservation District. Approved with  
Conservation Commission stipulations. 7-6-05

- J. 143 Winnacunnet Rd

Expansion of an existing building needing a detention pond within the Wetlands Conservation  
District. Approved with Conservation Commission stipulations. 7-6-05

DES ACTIONS

- A. 49 Dumas Ave.

Addition to attach main dwelling to garage within the 100 foot tidal buffer. Minimum expedited.  
Approved 7-13-05

- B. 30 Hutchinson Drive

Addition (16 x 20 ft) to existing residence within the 100 foot tidal buffer. Approved 5-9-05.

- C. 55 Harbor Rd  
Hampton Harbor Marina

Construction of 28 Units and 16 Unit Condos with parking etc. within the 100 ft tidal buffer.  
Approved. 6-28-05

- D. 66-68 Island Path  
Thomas Glavin

Build retaining wall and move shed out of buffer within the Town Wetland Conservation District.  
Approve with Conservation Commission stipulations. 6-1-05

CONSERVATION COMMISSION PUBLIC HEARING

July 26, 2005

Page 5

OLD BUSINESS

- A. Mrs. Goethel reviewed violations.
- B. Mrs. Goethel gave a brief overview of the Prime Wetlands Grant.
- C. There will be a Hurd Farm Reception on August 17, 2005 at 11:30 a.m.

The next meeting will be held on Tuesday, August 30, 2005 at 7:00 p.m. meeting in the Town Office Meeting Room. The next site walk will be held on Saturday, August 27, 2005 9:00 a.m. meeting at the Town Office Parking Lot.

Ms. Thimble motioned to adjourn at 8:15 p.m. seconded by Mr. Page. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

August 30, 2005  
Hampton Conservation Commission Agenda

- I Call to Order: 7:00 pm
- II NH Wetland Bureau Applications
  - A. Expedited Application: 108 Glade Path. Nexlife Properties, LLC.  
Demolish existing structures and rebuild beyond the first 50 foot wetland jurisdiction.
  - B. Woodland Rd. Tax Map 95 lot 2, Tax Map 96lot 3. Pond Side, LLC.  
Wetlands impact to access upland areas to develop an undeveloped lot.
  - C. 31 Harbor Rd. Jane Gallagher. Rebuild seawall. *Delayed to Sept.*
  - D. Winnacunnet High School. Baseball field amended permit application.
- III Special Permits
  - A. 1048 Ocean Blvd. Dean Koranos. Repair existing Seawall.
  - B. 108 Glade Path. Nexlife Properties, LLC. Demolish existing structures and rebuild beyond the 50 foot Town Wetland Conservation District.
  - C. Woodland Rd. Tax Map 95 lot 2, Tax Map 96lot 3. Pond Side, LLC.  
Wetlands impact to access upland areas to develop an undeveloped lot.
  - D. 31 Harbor Rd. Jane Gallagher. Rebuild seawall. *Delayed to Sept.*
  - E. 1050 Ocean Blvd. Henry Stonie. Repair Seawall
- IV Planning Board Referrals: none
- V Planning Board Actions
  - A. Tree LG, LLC. 143 Winnacunnet Rd. Work within the Wetlands Conservation District. Approved with CC stipulations.
  - B. 14 Rings Terr. Michael Hunkins Construction. Addition to house within the Wetlands Conservation District. Approved with CC stipulations.
  - C. 1066 Ocean Blvd. Susan Moran. Repair of seawall. Approved with CC stipulations.
  - D. 1032 Ocean Blvd. David and Ann Brussard. Demolition and reconstruction of single family home. Approved with CC stipulations.
  - E. 63 Barbour Road. Pamela Kopka. Restoration plan for violation to their special permit. Approved with CC stipulations.
  - F. 52 Barbour Rd. James & Judith Wilson. Addition to enclose area between house and garage within the Wetlands Conservation District. Approved with CC stipulations.
  - G. Exeter Rd. Aquarion Water Co. Roads and wells built within the Wetlands Conservation District. Approved with CC stipulations.
  - H. 16 Nor'East Lane. Winston Clark. Repair sea wall. Approved with CC stipulations.
  - I. 12 Nor'East Lane. Hal Hoefle. Repair sea wall. Approved with CC stipulations.
  - J. 8 Nor'East Lane. Timothy Lyons. Repair sea wall. Approved with CC stipulations.
  - K. 4 Nor'East Lane. Brian Moses. Repair sea wall. Approved with CC stipulations.
  - L. 2 Nor'East Lane. William Lawrence III. Repair sea wall. Approved with CC stipulations.
  - M. 30 Towle Farm Road. Condo View Realty Trust. Demolition of existing home and construction of 15 Condo units with work within the wetlands conservation district. Repair sea wall. Approved with CC stipulations.

- N. 389 High St. Realty Trust. Demolition of existing duplex and construction of 6 unit Condominium with work inside the wetlands Conservation District. Large area put into Conservation Easement. Approved with CC stipulations.
- O. 111 Exeter Rd. Delvin Arnold. Construction of 12 single family homes with drainage work within the Wetlands Conservation District. Approved with CC stipulations.
- P. 437 Winnacunnet Rd. Seven-0-Nine Ocean Boulevard Realty Trust. This project did not require a special permit because the applicant pulled the recreation area out of the Wetlands Conservation District. They will also mark the buffers and use silt fencing on the upland to protect the wetland. Approved with CC stipulations.

## VI

### DES Actions:

- A. 55 Harbor Rd. Hampton Marina Condominiums. Site Specific DES permit granted. July 18, 2005
- B. 23 Harbor Rd. Golden Corridor, LLC. Pier reconstruction. Approved 5/4/05 No construction allowed until Army Corp approval.
- C. 29 Harbor Rd. Town of Hampton. Construction of pier for fire boat. Approved 5/4/05 No construction allowed until Army Corp approval.
- D. 20 Nor'East Lane. Jim Vietas. DES Emergency Authorization for repair of sea wall. 5/26/05
- E. 24 Nor'East Lane. Ted Vietas. DES Emergency Authorization for repair of sea wall. 5/26/05
- F. 1048 Ocean Blvd. Robin Koravos. DES Emergency Authorization for repair of sea wall. 6/7/05
- G. 1050 Ocean Blvd. Henry Stonie. DES Emergency Authorization for repair of sea wall. 5/31/05
- H. 1052 Ocean Blvd. David Pope. DES Emergency Authorization for repair of sea wall. 5/31/05
- I. 1044 Ocean Blvd. Mary-Jo Stonie. DES Emergency Authorization for repair of sea wall. 6/6/05
- J. 15 Thornton Street. William & Florence Loosigian. DES Emergency Authorization for repair of sea wall. 2/16/05
- K. 22 Hutchinson Drive. Paul Leary. Notice that the violations on the property have been repaired.

## VII

### Old Business

## VII

### New Business

## IX

### Review Minutes

## X

### Treasure's Report

## XI

### Adjourn

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING  
August 30, 2005

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Daniel Gangai were absent. Alternate Nathan Page sat in for Dr. Falk. Alternate Pete MacKinnon was present sitting in for Daniel Gangai. Keith Lessard was representing the Planning Board.

The site walk was held on Saturday, August 27, 2005

- A. Woodland Rd Tax Map 95 Lot 2, Tax Map 96 Lot 3
- B. 108 Glade Path (Minimum Expedited)
- C. 14 Francine St
- D. Wall St.
- E. 17 Whitten Lane Unit #3 (Planning Board Referral)
- F. 31 Harbor Rd
- G. Golden Corridor LLC
- H. 465 Ocean Blvd (Planning Board Referral)
- I. 12 Gentian Rd
- J. 1066 Ocean Blvd
- K. 11 Pearl Street

The Minutes of May 24, 2005 were tabled until the September 27, 2005 meeting. The Minutes of June 28, 2005, and July 26, 2005 were reviewed and approved with corrections.

NH WETLAND BUREAU APPLICATIONS

- A. 108 Glade Path (Nexlife Properties LLC)

This is an expedited application to demolish existing structures and rebuild beyond the first 50 ft wetland jurisdiction. Mr. Jim Horgos and Mr. Jeffrey Porter from Nexlife Properties addressed the Commission. After a brief overview, Mr. Tilton motioned to allow Mrs. Goethel to sign the expedited application, seconded by Mr. Diener. All were in favor.

Mr. Page motioned to not oppose the special permit with the usual stipulations. Mr. Diener seconded the motion. All were in favor. Mr. Page then amended the motion to add the plan number (P05689 rev.) dated 8/18/05. Mr. Diener seconded. All were in favor.

- B. Woodland Road

Tax Map 95 Lot 2, Tax Map 96 Lot 3 Pond Side LLC

Mr. Diener stepped down from the meeting at this time.

Mr. Jeffrey Clifford from Pond Side LLC addressed the Commission. This application is for wetlands impact to access the upland areas to develop an undeveloped lot. Pond Side LLC proposes a four (4) lot single family subdivision. The driveway for proposed lot #4 will cross wetlands to access the upland area. The total wetlands disturbance proposed is 8,600 sq. ft. for construction of a 12' roadway (per Town standard) to access the upland area of the proposed lot. The proposed subdivision will provide 4 single family lots approximately 1 acre in size. The configuration of the lots is based on providing access to the rear upland area.

NH WETLANDS BUREAU APPLICATIONS (Cont)

B Woodland Road (cont)

Temporary erosion control measures will be in place. After a discussion, Mr. Page motioned to table the special permit vote until the September 27, 2005 meeting per the applicant's request. Mr. Tilton seconded the motion. Mr. Page also motioned to table the DES permit vote until the September 27, 2005 meeting per the applicants request. Mr. Tilton seconded the motion. All were in favor. At this time Mr. Diener rejoined the meeting.

C. 31 Harbor Rd.  
Jane Gallagher

Delayed until September 27, 2005 meeting.

D. Winnacunnet High School

Baseball Coach Tom Blair and Facilities Manager Richard White addressed the Commission on an amended permit. The Commission reviewed the amended application for placement of the varsity ball field at Winnacunnet High School because it now has pushed 60 feet into the wetlands contiguous with the marsh. The Winnacunnet School board did not even consult about the wetlands issues with any of our Boards. The tennis court and much of the parking lot was built within the town Wetlands Conservation District. Several wetlands violations were found on site after reviewing for the DES permit, including the tennis court which was built within the 100 ft. tidal buffer. The new intrusion into the wetlands is therefore even more serious than the first because if the Commission or Town Planner had been consulted prior to placing the tennis courts where they are, there would be no need to move the ball field. After a lengthy discussion, Mr. Page motioned to send a letter to the DES not opposing the permit but noting many concerns. Mr. Diener seconded the motion. All were in favor. Mr. Tilton also motioned to send the letter to the School Board seconded by Mr. Diener. All were in favor.

E. DOT

This is to fix a culvert under Rt 95. Mr. Tilton motioned to not oppose the application, seconded by Mr. Diener. All were in favor.

SPECIAL PERMITS

A. 1048 Ocean Blvd.  
Dean Koranos

This special permit is to repair an existing seawall. Mr. Page motioned to not oppose, Mr. MacKinnon seconded the motion. All were in favor.

B. 108 Glade Path  
Please refer to page 1.

C. Woodland Rd  
Please refer to above.

D. 31 Harbor Rd  
Delayed to September 27, 2005 meeting.

SPECIAL PERMITS

- E. 1050 Ocean Blvd  
Henry Stonie

Repair seawall. Mr. Page motioned to recommend approval, seconded by Mr. McKinnon. All were in favor.

PLANNING BOARD ACTIONS

- A. Tree LG, LLC  
143 Winnacunnet Rd  
Work within the Wetlands Conservation District. Approved with Conservation Commission stipulations.
- B. 14 Rings Terrace  
Michael Hunkins Construction  
Addition to house within the Wetlands Conservation District. Approved with Conservation Commission stipulations.
- C. 1066 Ocean Blvd.  
Susan Moran  
Repair of seawall. Approved with Conservation Commission stipulations.
- D. 1032 Ocean Blvd.  
David & Ann Brussard  
Demolition and reconstruction of single family home. Approved with Conservation Commission stipulations.
- E. 63 Barbour Road  
Pamela Kopka  
Restoration plan for violation to their special permit. Approved with Conservation Commission stipulations.
- F. 52 Barbour Rd  
James & Judith Wilson  
Addition to enclose area between house and garage with the Wetlands Conservation District. Approved with Conservation Commission stipulations.
- G. Exeter Rd.  
Aquarion Water Co  
Roads and wells built within the Wetlands Conservation District. Approved with Conservation Commission stipulations.
- H. 16 Nor'East Lane  
Winston Clark  
Repair Sea Wall. Approved with Conservation Commission stipulations.
- I. 12 Nor'East Lane  
Hal Hoefle  
Repair Sea Wall. Approved with Conservation Commission stipulations.

PLANNING BOARD ACTIONS (Cont)

- J. 8 Nor'East Lane  
Timothy Lyons  
Repair Sea Wall. Approved with Conservation Commission stipulations.
- K. 4 Nor'East Lane  
Brian Moses  
Repair Sea Wall. Approved with Conservation Commission stipulations.
- L. 2 Nor'East Lane.  
William Lawrence  
Repair Sea Wall. Approved with Conservation Commission stipulations.
- M. 30 Towle Farm Rd  
Condo View Realty Trust.  
Demolition of existing home and construction of 15 Condo Units with work within the wetlands conservation district. Repair Sea Wall. Approved with Conservation Commission stipulations.
- N. 389 High St. Realty Trust.  
Demolition of existing duplex and construction of 6 unit condominium with work inside the wetlands conservation district. Large area put into Conservation Easement. Approved with Conservation Commission stipulations.
- O. 111 Exeter Rd.  
Delvin Arnold.  
Construction of 12 single family homes with drainage work within the wetlands conservation district. Approved with Conservation Commission stipulations.
- P. 437 Winnacunnet Rd.  
Seven-O-Nine Ocean Blvd Realty Trust  
This project did not require a special permit because the applicant pulled the recreation area out of the wetlands conservation district. They will also mark the buffers and use silt fencing on the upland to protect the wetland. Approved with Conservation Commission stipulations.

DES ACTIONS

- A. 55 Harbor Rd.  
Hampton Marina Condominiums.  
Site specific DES permit granted. July 18, 2005
- B. 23 Harbor Rd  
Golden Corridor LLC  
Pier reconstruction. Approved 5/4/05. No construction allowed until Army Corp approval.
- C. 29 Harbor Rd  
Town of Hampton  
Construction of boat of pier for fire boat. Approved 5/4/05. No construction allowed until Army Corp approval.



DES ACTIONS (Cont)

- D. 20 Nor'East Lane  
Jim Vietas  
DES Emergency authorization for repair of sea wall. 5/26/05
- E. 24 Nor'East Lane  
Ted Vietas  
DES Emergency authorization for repair of sea wall. 5/26/05
- F. 1048 Ocean Blvd  
Robin Koravos  
DES Emergency authorization for repair of sea wall. 6/7/05
- G. 1050 Ocean Blvd  
Henry Stonie  
DES Emergency authorization for repair of sea wall. 5/31/05
- H. 1052 Ocean Blvd  
David Pope  
DES Emergency authorization for repair of sea wall. 5/31/05
- I. 1044 Ocean Blvd  
Mary-Jo Stonie  
DES Emergency authorization for repair of sea wall. 6/6/05
- J. 15 Thornton St  
William & Florence Loosigian  
DES Emergency authorization for repair of sea wall. 2/16/05
- K. 22 Hutchinson Drive  
Paul Leary  
Notice that the violations on the property have been repaired.

OLD BUSINESS

- A. Mrs. Goethel stated that the Hurd Farm Open House went well.


NEW BUSINESS

The mail/phone pickups were designated for the month of September:

The next meeting will be held on Tuesday, September 27, 2005 at 7:00 p.m. meeting in the Town Office Meeting Room. The next site walk will be held on Saturday, September 24, 2005 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Tilton motioned to adjourn at 9:40 p.m. seconded by Ms. Thimble. All were in favor.

Respectfully submitted,

  
Sue Launi  
Secretary

# Hampton Conservation Commission Agenda

## Tuesday September 27, 2005

- I      **Call to Order: 7:00 pm**
  
- II     **NH Wetland Bureau Applications**
  - ✓A. Woodland Rd. Pondside LLC. Subdivision for 4 house lots within the State Jurisdictional Wetlands.
  - ✓B. 31 Harbor Rd. Jane Gallagher. Repair of seawall within the State Jurisdictional Wetlands.
  - ✓C. 2 Ancient Highway. James Pender.
  - ✓D. 970 Ocean Blvd. Norman Krukonis. Repair Seawall.
  - ✓E. 972 Ocean Blvd. Roy Urdanoff. Repair Seawall
  - ✓F. 1038 & 1040 Ocean Blvd. Repair Seawall.
  - ✓G. 15 Thornton St. William Loosigian. Repair Sea wall.
  - ✓H. 52 Hobson Ave. Jean McGough. Repair retaining wall along saltmarsh edge.
  - I. 1044 Ocean Blvd. Dory In Condo Assoc. Sea wall repair. - *BSF incomplete Bk*
  - ✓J. 56 Hobson Ave. Douglas kWilkinson. Repair sea wall.
  
- III    **Special Permits**
  - ✓A. Woodland Rd. Pondside, LLC. Subdivision for 4 house lots within the Town Wetland Conservation District.
  - ✓B. 31 Harbor Rd. Jane Gallagher. Repair of sea wall within the Town Wetlands Conservation District.
  - ✓C. 630 Lafayette Rd. Hannaford Brothers Co. Cleaning of retention basin along parking lot within the Town Wetlands Conservation District.
  - ✓D. 970 Ocean Blvd. Norman Krukonis. Repair Seawall
  - ✓E. 972 Ocean Blvd. Roy Urdanoff. Repair Seawall
  - ✓F. ~~1038 & 1040 Ocean Blvd. Repair Seawall~~
  - ✓G. 15 Thornton St. William Loosigian. Repair Sea wall.
  - ✓H. 52 Hobson Ave. Jean McGough. Repair retaining wall along saltmarsh edge.
  - ✓I. 56 Hobson. Douglas Wilkinson. Repair sea wall.
  
- IV    **Planning Board Referrals**
  
- V     **Appointments**
  - ✓A. 111 Exeter Rd. Devlin Arnold. OK placement of Wetlands markers.
  
- VI    **Planning Board Actions:**
  - A. 108 Glade Path. Nexlife LLC. Demolition and construction of a single family residence moved out of the 50 wetlands Conservation District. Approved with CC stipulations. 9-05
  - B. 1050 Ocean Blvd. Henry Stonie. Sea wall repair. Approved with CC stipulations. 9-05
  - C. 5 Ice House Lane. Andrew Fuhrman. 10 foot deck within the Wetlands Conservation District. Approved with CC stipulations. 9-05

- VII DES Actions  
A. Landing Rd. Winnacunnet High School. Amended application to move the ballfield 60 feet into the State Jurisdictional Wetland. Approved with stipulations. 8/29/05. 2004-02721
- VII Old Business  
A. Prime Wetlands work on photo sites/payment for photos. Sign sheets.  
B. Winnacunnet HS Board and Selectmen report.
- IX New Business  
A. Report on Hampton Stormwater Management Stakeholder Meeting
- X Review Minutes
- XI Treasure's Report *Ellen* *Nathan*
- XII Adjourn - *motioned - seconded*

*next meet 10/25/05*  
*next sit with 10/22/05*

*10/30*

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING

September 27, 2005

The meeting was called to order at 7:01 p.m. by Ellen Goethel, Chairperson. Present were Commission members Dr. Ralph Falk, Jay Diener, Daniel Gangai, Charlie Preston, and Bonnie Thimble. Alternate Nathan Page was present. Alternate Peter MacKinnon was absent. Mr. Emerick was unable to attend from the Planning Board.

The site walk was held on Monday, September 26, 2005 at 5:30 p.m.

- A. 630 Lafayette Rd. - Hannaford – Detention Pond
- B. 52 & 56 Hobson Ave – Retention Wall Repair
- C. 15 Thornton St – Retention Wall Repair
- D. 2 Ancient Highway
- E. 970, 972, 1038, 1040 Ocean Blvd – Sea Wall Repair
- F. 31 Harbor Road
- G. Woodland Road – Ice Pond

The Minutes of May 24, 2005 and August 30, 2005 were reviewed. All were in agreement to accept the Minutes with corrections noted.

NH WETLAND BUREAU APPLICATIONS

- A. Woodland Road  
Pondside LLC

This application is for a subdivision for 4 house lots within the State Jurisdictional Wetlands. Mr. Diener stepped down for this application review. Mr. Jeff Clifford from Altus Engineering Inc. addressed the Commission along with Amanda Barker from NH Soils. This application was presented at the August 30, 2005 Meeting. Lot lines at Lots #2 and #3 are revised to provide adequate area outside the Wetland Conservation District at Lot #3. All Lots contain at least 11,250 sq. ft. outside the Wetland Conservation District. The zoning summary now includes criteria regarding the non-wetland buffer area. Total area of impact in Wetland Conservation District is provided. Culverts have been revised. Culvert crossing detail has been revised to include an oversized pipe, half filled pipe to maintain a natural stream bed at the culvert crossing. A third culvert (15' diameter) has been added to prevent ponding at a low area upgradient of the proposed driveway. Typical house lot erosion control has been revised. This is not in the Shoreland zone.

At this time, the discussion was open to the Public. Mr. Bob Casassa spoke on behalf of the Rogers at 183 Woodland Rd in opposition of Lot #4. Mr. Robert Gray of 189 Woodland Rd. also spoke in opposition to the project. As there were no other speakers, the Public session was closed. After a brief discussion, Mr. Gangai motioned to not recommend the granting of the DES Permit as the proposed impact to reach upland is not necessary to develop this lot. Ms. Thimble seconded the motion. All were in favor.

NH WETLAND BUREAU APPLICATIONS (cont)

A. Woodland Road (Cont)  
Pondside LLC

Dr. Falk motioned to not recommend the granting of the Special Permit. The proposed impact is not reasonable for the development of lot #4. Mr. Page seconded the motion. Mr. Page amended the motion to be opposed to Lots 1, 2, & 3 with the possibility of Lot 4 going into some sort of mitigation. Mr. Preston seconded the motion. All were in favor for the original motion and all were in favor for the amended motion. At this time Mr. Diener rejoined the Meeting.

B. 31 Harbor Road  
Jane Gallagher

The proposed application is requesting permission to restore and reinforce the existing rip rap rock wall in front of her property facing south toward Hampton Harbor. Requesting permission to fill in an area on the east, south easterly portion adjacent to the condo project and proposed Town of Hampton dock and emergency access road. The application also requests to bring the property up to grade with the project on the adjacent lots by filling an area approximately 17 ½ x 26' on the south easterly corner of her property inside the existing rip rap wall along the south easterly edge of her deck continuing and along the narrow 7 ½ ft. wide area next to her house that borders the former boat yard. After a brief discussion, the meeting was opened to the public. Mr. Ron Dube who is an abutter, spoke in opposition to the projects. As there were no other speakers, the public session was closed.

The applicant needs to be specific with elevations on the fill. Mr. Page motioned to recommend the partial granting of the permit (repair of rip rap wall) and make sure that the rock with marker not be touched. Not satisfied with the remainder of application provided to the Commission on the fill and would like current elevations and proposed elevations on fill and proposed run off. Would not be opposed to the fence between the two properties. Mr. Diener seconded. Mr. Diener amended the motion. The height of the wall should not exceed the height of the walls on either side. Dr. Falk seconded. The votes were unanimous on both motion and amended motion. Mr. Page made the same motion for the special permit. Dr. Falk seconded. All in favor.

C. 2 Ancient Highway  
James Pender

This is a minimal expedited application to rebuild a single family dwelling on existing Foundation. No Shoreland impact. Converting seasonal cottage to year round home within the 100 ft tidal buffer utilizing existing foundation. Mr. Page motioned to have Mrs. Goethel sign the minimal expedited application. Mr. Diener seconded the motion. All were in favor.

D. 970 Ocean Blvd.  
Norman Krukonis

This application is for the repair of the sea wall. Add rocks to the existing sea wall. Rocks will be added to the top and to any existing crevices. Mr. Page motioned to not oppose the application with the usual stipulations. Mr. Diener seconded. All were in favor. Mr. Page motioned to not oppose the special permit with the usual stipulations. Mr. Diener seconded. All were in favor.

NH WETLAND BUREAU APPLICATIONS (Cont)

- E. 972 Ocean Blvd  
Roy Urdanoff

This application is for the repair of a sea wall. Add rocks to the existing sea wall. Rocks will be added to the top and to any existing crevices. Mr. Page motioned to not oppose the application with the usual stipulations. Mr. Diener seconded. All were in favor.

Mr. Page motioned to not oppose the special permit with the usual stipulations. Mr. Diener seconded. All were in favor.

- F. 1038 & 1040 Ocean Blvd

This application is for the repair of a sea wall. Mr. Gangai motioned to not oppose the granting of these DES permits with the usual stipulations and the additional rocks are only placed vertically and not to extend eastward toward the sea or impact the rosa ragosa or the property or encroach further into the town Property. There is to be no further fill to be added behind the sea wall without further permitting. Mr. Preston seconded the motion. All were in favor.

- G. 15 Thornton St  
William Loosigian

This application is for the repair of a sea wall. More rocks are needed. Mr. Preston motioned to not oppose the DES application with no further encroachment and to suggest planting of dune grass. Mr. Gangai seconded the motion. All were in favor.

Mr. Diener motioned to not oppose the special permit with the same comments as for the DES permit. Ms. Thimble seconded. All were in favor.

- H. 52 Hobson Ave.  
Jean McGough

Repair retaining wall along the salt marsh edge. Mr. Page motioned to not oppose for the reconstruction of the existing retaining wall within its existing elevations and go to a contractor for alternative construction materials. The debris be removed from the marsh including the grass clippings and with the usual stipulations. Mr. Preston seconded. Mr. Diener amended the motion stating the applicant need to obtain in writing permission to extend the retaining wall and the sewer easement. All were in favor.

Mr. Page motioned to not oppose the special permit with the same motion as for DES permit. Dr. Falk seconded. All were in favor.

- I. 1044 Ocean Blvd  
Dory Inn Condo Assoc.

This application was incomplete and tabled until the October 25, 2005 meeting.

- J. 56 Hobson Ave.  
Douglas K Wilkinson

This application is for the repair of a sea wall along the salt marsh edge. Mr. Page motioned to not oppose for the reconstruction of the existing retaining wall within the existing elevations. Dr. Falk seconded the motion. All were in favor. Dr. Falk motioned to not oppose the special permit. Mr. Diener seconded. All were in favor.

NH WETLAND BUREAU APPLICATIONS (cont)

- K. 630 Lafayette Rd  
Hannaford Brothers Co

Tracey from NH Soil Consultants and Jay Lord from Hannaford Brothers addressed the Commission on dredging a retention pond. After a brief discussion, Mr. Page motioned to not oppose the dredging of the retention pond and the pond be maintained annually with documentation and photos delivered to the Town Planner. Mr. Diener seconded. All were in favor.

SPECIAL PERMITS

Please refer to each of the NH Wetland Bureau Applications.

APPOINTMENTS

- A. 111 Exeter Road  
Devlin Arnold

This discussion was for the permission to place Wetland markers. Mrs. Goethel will call to say the plan is OK.

PLANNING BOARD ACTIONS

- A. 108 Glad Path  
Nexlife LLC

Demolition and construction of a single family residence moved out of the 50 ft wetlands conservation district. Approved with conservation commission stipulations. 9-05

- B. 1050 Ocean Blvd  
Henry Stonie

Sea wall repair. Approved with conservation commission stipulations. 9-05

- C. 5 Ice House Lane  
Andres Fuhrman

10 ft. deck within the wetlands conservation district. Approved with conservation commission stipulations. 9-05

PLANNING BOARD REFERRAL

DES ACTIONS

- A. Landing Rd.  
Winnacunnet High School

Amended application to move the ball field 60 feet into the State Jurisdictional Wetland.  
Approved with stipulations. 8/29/05 2004-02721

OLD BUSINESS

- A. Prime wetlands work on photo sites/payment for photos. Dr. Falk motioned to have Mrs. Goethel pay for the photo sites/payment for photos. Mr. Gangai seconded. All were in favor.
- B. Mrs. Goethel is on the agenda for the Winnacunnet High School Board Meeting to be held on September 28, 2005.

NEW BUSINESS

- A. Report on Hampton Stormwater Management Stakeholder Meeting.

The next meeting will be held on Tuesday, October 25, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, October 22, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mrs. Goethel motioned to adjourn at 10:30 p.m. Mr. Page seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary



# Hampton Conservation Commission Agenda

## October 25, 2005

- I Call to Order: 7:00 pm
- II NH Wetland Bureau Applications
  - ✓ A. Harbor Road. Golden Corridor amendment to their DES Permit # 2003-443 for culvert stabilization.
  - ✓ B. Ocean Blvd. Dory Inn Condos. Sea wall repair.
- III Special Permits 10
  - ✓ A. 20 Keefe Street. Jones and Beach Engineers. Demolish 2 structures and rebuild 22 condominiums with gravel parking.
  - ✓ B. 4 Wall St. Judith LaBranche. Addition to existing single family house.
  - ✓ C. 39 Ocean Dr. Paul Tower. Demolish and rebuild single family residence.
  - ✓ D. Ocean Blvd. Dory Inn Condos. Sea wall repair.
- IV Planning Board Referrals
  - ✓ A. 465 Ocean Blvd. Elaine & Fred Ayotie. Construction of a 5 Unit Condo. *4 STAY*
- V Appointments
  - ✓ A. 63 Barbour Rd. Pamela Ferguson. Final approval of fill per violation order at property.
- VI Planning Board Actions
  - A. 56 Hobson Rd. Pat & Douglas Wilkinson. Repair of retaining wall within the Town Tidal Wetland. Approved w/ CC Stipulations. Oct. 11, 2005
  - B. 52 Hobson Ave. Jean McGough. Repair of retaining wall within the Town Tidal Wetland. Approved w/CC stipulations. Oct. 11, 2005
  - C. 195 & 201 Woodland Rd. PondSide, LLC. 4 lot subdivision for work within the Town Wetlands Conservation District. Denied. October 11, 2005
  - D. 630 Lafayette Rd. Hannaford Brothers Co. Detention Pond maintainance within the Town Wetland Conservation District. Approved w/ CC stipulations and annual report. October 11, 2005.
  - E. Harbor Rd. Golden Corridor. Denied amendment to change site plan review from a residential unit to residential unit at Duston Ave. October 11, 2005
- VII DES Actions
  - A. 10 Patricia St. Bergeron Family Trust. 1,444sq.ft impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772. Sept. 27, 2005
  - B. 1048 Ocean Blvd. Dean Koravos. Incomplete. 2005-01608
  - C. 52 Hobson Ave. Jean McGough. Incomplete. 2005-02179
  - D. 10 Patricia St. Alana & Seth Hickey. 1,444sq.ft impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772. Sept. 30, 2005.
  - E. Ocean Dr. Town of Seabrook. Beach maintainance. Incomplete. 2005-02326.
- VII Old Business
- IX New Business
- X Review Minutes *ASK until November meet*
- XI Treasure's Report *Annual meeting 1st held in November in Concord*
- XII Adjourn

*Next meet. 11/22/05*  
*Next siting 11/19/05*  
*Adjourned 10:10*

*Motioned by*  
*Seconded by*

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING  
October 25, 2005

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Daniel Gangai, Charlie Preston and Bonnie Thimble. Commissioners Peter Tilton Jr. and Dr. Ralph Falk were absent. Alternate Nathan Page sat in for Peter Tilton Jr. Alternate Peter MacKinnon was absent. There was no representation from the Planning Board.

The site walk was held on Saturday, October 22, 2005 at 9:00 a.m.

- A. 39 Wildrose Lane
- B. 3 Fifteenth Street
- C. Hampton Marina Condo's Unit #5 7 #6 (Whitten Ave)
- D. 4 Wall Street
- E. 20 Keefe Street
- F. 5 & 5A Ocean Blvd
- G. 36 Seaview Ave
- H. 63 Barbour Rd
- I. Golden Corridor – Harbor Road
- J. 161 Winnacunnet Road
- K. 23 Glade Path

The Minutes of September 27, 2005 were tabled until the November 22, 2005 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. Ocean Blvd  
Dory Inn Condos.

Rev. Henry Stonie addressed the Commission. He is owner of Unit 3C at Dory Inn. This application is in process to NH Dept. of Environmental Services for repair of a rip rap wall after a series of Spring storms loosened and washed out boulders. The site now has increased exposures to any future storms and has safety considerations of loose/falling boulders to people on the beach. After a brief discussion, Mr. Page motioned to not oppose the application with the following stipulations: (1) no further encroachment to the east and all rocks may be moved back up to the wall maintaining existing height; (2) cement agrees with the application that the wall should be replaced to its original footprint; (3) surface rocks moved back to the wall; and (4) with the concern of the drop off at the base of the stairs and should maintain safe access to the beach. Mr. Preston seconded the motion. With Mr. Gangai abstained, all were in favor. Mr. Page also made the same motion for the Town Special Permit. Ms. Thimble seconded. With Mr. Gangai abstained, all were in favor.

- B. Golden Corridor LLC (Seaview LLC)  
Harbor Road

This application is for an amendment to the DES Permit #2004-443 for culvert stabilization. Mr. Joe Coranati from Jones & Beach. A discussion ensued on the fence and public access to the beach. The fence was not in the original plan. After the discussion, Mr. Diener motioned to oppose the DES Amendment for the culvert stabilization and rip rap as per the plan dated 9/14/05 and 9/21/05. Mr. Deiner also motioned to table his motion until the November 22, 2005 meeting. Mr. Preston seconded the motion. It was unanimous.

SECIAL PERMITS

A. 20 Keefe Street

Mr. Joe Coronati from Jones & Beach addressed the Commission on behalf of Maplecroft. This special permit is to demolish 2 structures on side of the parking lot and rebuild 10 Condos with gravel parking. The permit is also to consolidate Lots 68 & 69. Mr. Page motioned to recommend to the Planning Board to remove the side walk, move the building 4 ft toward the east and move marsh mitigation at least 10 ft. There should be no patio or decks rear of 1<sup>st</sup> floor, 5 – 6 ft. gravel walkway around the building for access, and plantings at the top of the slope down to the marsh to prevent egress into the marsh, and storm treatment (storm tech) and the usual stipulations be followed.. Mr. Gangai seconded the motion. Discussion ensued regarding using sliders or doors. Sliders are o.k. as long as the condo docs say no patios or decks. The slider in the bedroom will be windows and the sliders will stay in the living room. Mr. Diener amended the motion. Mr. Gangai seconded the amendment. With Mr. Preston and Ms. Thimble opposed to the motion, all were in favor.

B. 4 Wall St  
Judith LaBranche

This special permit is to add an addition to rear of the house to add bedroom as the house only has one bedroom now so the family can have their own rooms. The shed is being removed and not to be rebuilt. Mr. Gangai motioned to recommend the special permit be granted with the following stipulations: (1) shed is removed; (2) hedge be extended where shed presently stands; (3) deck remain open below with no skirting; and (4) normal stipulations. Mr. Diener seconded the motion. All were in favor.

C. 39 Ocean Blvd  
Paul Tower

Jim Wakefield, Contractor, addressed the Commission. This special permit is to demolish existing residence and re-construct a new residence. After a short discussion, Ms. Thimble motioned to not oppose the granting of the special permit for work within the Wetlands Conservation District for demolition and reconstruction of a new house. The use of hay bales and silt fence and plant dune grass along the back fence was suggested along with the usual stipulations. The stipulations of a letter to DES dated 6/23/04 were also requested: (1) ocean side dune grass is restored; (2) raised access walkway is in place for beach access; (3) deck to the ocean side is pulled back in line with the deck on the neighboring residence; (4) cement patio on north side of the house be removed and replaced with eco-pavers or vegetation; and (5) actual house footprint is no closer to the ocean than the neighboring houses and the deck is raised at least 4 feet. Mr. Deiner seconded the motion. All were in favor.

D. Ocean Blvd.  
Dory Inn Condos

Please see NH Wetland Bureau Applications.

## CONSERVATION COMMISSION PUBLIC HEARING

October 25, 2005

Page 3

### PLANNING BOARD REFERRALS

- A. 465 Ocean Blvd.  
Elaine & Fred Ayotie

This was a referral for construction of a 4 story Condominium. After a quick review, do not seem to have jurisdiction, however the lease sealed surface is good. Should have a storm water plan with down stream and a place for snow storage and dumpster location. Mr. Page motioned to hae Mrs. Goethel send a letter to the Planning Board, seconded by Mr. Preston. All were in favor.

### APPOINTMENTS

- A. 63 Barbour Rd  
Pamela Ferguson

Ms. Ferguson addressed the Commission. This is for final approval of fill per violation order at property. To complete the restoration of the special permit violation the Commission requestes the following items are addressed: (1) fill is cleaned up and loose roots, rocks, metal and other debris is removed; (2) a few inches of loam is added and the buffer is seeded; (3) added loam dow not increase the elevation; (4) silt fence and hay bales are repaired around the edge prior to work; (5) lawn care must meet the Shoreland Protection Act; (6) the Commission will be notified when the project is complete and will ok the removal of the silt fence after the grass has taken root and there is no longer any danger of erosion.

### PLANNING BOARD ACTIONS

- A. 56 Hobson Rd  
Pat & Douglas Wilkinson  
Repair of retaining wall within the Town Tidal Wetland. Approved with Conservation Commission stipulations. Oct. 11, 2005
- B. 52 Hobson Ave.  
Jean McGough  
Repair of retaining wall within the Town Tidal Wetland. Approved with Conservation Commission stipulations. Oct. 11, 2005
- C. 195 & 201 Woodland Rd  
Pondside, LLC  
4 Lot subdivision for work within the Town Wetlands Conservation District. Denied. Oct. 11, 2005
- D. 630 Lafayette Rd  
Hannaford Brothers Co.  
Detention pond maintainance within the Town Wetland Conservation District. Approved with Conservation Commission stipulations and annual report. October 11, 2005.
- E. Harbor Road  
Golden Corridor  
  
Denied amendment to change site plan review from a residential unit to residential unit at Dustin Ave. October 11, 2005.

CONSERVATION COMMISSION PUBLIC HEARING

October 25, 2005

Page 4

DES ACTIONS

- A. 10 Patricia St  
Bergeron Family Trust

1,444 sq. ft. impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772. Sept. 27, 2005

- B. 1048 Ocean Blvd  
Dean Koravos

Incomplete. 2005-01608

DES ACTIONS (Cont)

- C. 52 Hobson Ave  
Jean McGough

Incomplete. 2005-02179

- D. 10 Patricia ST  
Alana & Seth Hickey

1,444 sq. ft. impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772 Sept. 30, 2005

- E. Ocean Drive  
Town of Seabrook

Beach maintainance. Incomplete. 2005-02326

TREASURER'S REPORT

Ms. Thimble gave an updated Treasurer's Report.

The next meeting will be held on Tuesday, November 22, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, October 19, 2005, at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Deiner motioned to adjourn at 10:15 p.m., seconded by Mr. Preston. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

November 29, 2005  
Hampton Conservation Commission Agenda

I Call to Order: 7:00 pm

II NH Wetland Bureau Applications

- A. Landing Rd. Salt Marsh along Rt. 101. Unitil. Replace utility poles and wire from Rt.1 substation along Rt. 101 crossing Landing Rd to the beach. Work to be done during the winter while the marsh is frozen to minimize impact.
- ✓ B. 27 & 31 Munsey Dr. Corinne Martin Trust. Minimum Expedited. Construction of a pond within State jurisdictional forested wetland.
- ✓ C. 31 Harbor Rd. Jane Gallagher. Construction of rip rap wall and fill within the State Jurisdictional tidal wetlands.
- ✓ D. Harbor Rd. Golden Corridor. After the fact permit to fill, rebuild culvert, placement of cement pad for utilities and fence within the State Jurisdictional Tidal Wetland (50 foot)
- ✓ E. 39 Harbor Rd. Robert Amarosa. Minimum Expedited. To build a shed within the 100 foot State Jurisdictional Tidal Wetland.

III Special Permits

- A. Landing Rd. Salt Marsh along Rt. 101. Unitil. Replace utility poles and wire from Rt.1 substation along Rt. 101 crossing Landing Rd to the beach. Work to be done during the winter while the marsh is frozen to minimize impact.
- ✓ B. 27 & 31 Munsey Dr. Corinne Martin Trust. Minimum Expedited. of a pond within the Town Wetlands conservation district.
- ✓ C. 31 Harbor Rd. Jane Gallagher. Construction of rip rap wall and fill within the Town Wetlands Conservation District tidal wetlands.
- ✓ D. Harbor Rd. Golden Corridor. After the fact permit to fill, rebuild culvert, placement of cement pad for utilities and fence within the Town Wetlands Conservation District Tidal Wetland (50 foot)

IV Appointments

- ✓ A. Joe Coronati. 80 Keefe St. changes due to DES input.

V Planning Board Actions:

- A. 180R Drakeside Rd. Morgan Ryan Realty Trust. 48 unit condo with Conservation Easement. Approved with all CC stipulations. 10-19-2005
- B. 970 Ocean Blvd. Sea wall repair approved with CC stip. 11-2-2005.
- C. 972 Ocean Blvd. Sea wall repair approved with CC stip. 11-2-2005
- D. 1044 Ocean Blvd. Dory Inn. Sea wall repair approved with CC stip 11-2-05
- E. 39 Ocean Dr. Plant Dune grass to stabilize the sand dune after construction of house. Approved. 11-2-2005

VI DES Actions:

- A. Winnacunnet High School. 2004-02721. Cease construction while permit is reviewed per request of Town of Hampton. 10-24-2005
- B. 20 Nor'East Lane. Notice of closure of file no work was done on emergency action for seawall repair. 10-20-2005.
- C. Pond Side LLC. 2005-01878. Request for more information due to CC concerns.
- D. 2 Ancient Hwy. James Pender. 2005-02334. approved expedited application.
- E. 1066 Ocean Blvd. Susan Moran. Sea wall replacement approved. 2005-02513. 11-17-2005.

VII Old Business:

- ✓ A. Victory Garden Update - *will be written*
- ✓ B. Discuss letter to Planning Board re: Pondside development
- C. Discuss and vote to accept wording of Conservation Easement for 389 High St.
- ✓ D. Hampton Meadows Wetland Mitigation Monitoring Report. DES 2000-02214.

VIII New Business:

- A. Discuss Annual Report
- B. Set Date for Dec. site walk and meeting. *12/27/05*

IX Review Minutes

X Treasure's Report

XI Adjourn

*Bonnie*  
*all in for*

CONSERVATION COMMISSION PUBLIC HEARING  
November 29, 2005

The meeting was called to order at 7:03 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Dr. Ralph Falk, Charlie Preston, Bonnie Thimble, Peter Tilton Jr. Commissioner Daniel Gangai was absent. Alternate Nathan Page was sitting in for Daniel Gangai. Alternate Pete MacKinnon was absent.

The Site walk was held on Saturday, November 19, 2005 at 9:00 a.m.

- A. Landing Road Unitil – Replace Poles
- B. 39 Harbor Road – Shed
- C. 31 Harbor Road – Fill and Sea Wall
- D. Golden Corridor – After the Fact Fence, Culvert, Stone Pad for Utilites
- E. 7 & 9 Gill Street – Sign Off on all Stipulations to get Occupancy Permit
- F. 27 & 31 Munsey Drive – Build Pond
- G. 117 Woodland Road – Possible Pool Placement

The Minutes of September 27, 2005, and October 25, 2005, were tabled until the December 27, 2005

NH WETLAND BUREAU APPLICATIONS

- A. Landing Rd - Unitil  
Salt Marsh along Rt 101

Replace utility poles and wire from Rt 1 substation along Rt 101 crossing Landing Rd to the beach. Work to be done during the winter while the marsh is frozen to minimize impact. After a brief discussion, Mr. Page motioned to not oppose the application, seconded by Mr. Tilton. All were in favor.

- B. 27 & 31 Munsey Dr.  
Corinne Martin Trust

This is a minimum expedited application to construct a pond within State jurisdictional forested wetland and the 50' Town of Hampton wetland conservation district buffer. The pond is designed as a wild life pond. Mr. Shawn Morriarty of NH Soils addressed the Commission. After a discussion, Mr. Tilton motioned to not oppose the application for pond construction at 27 & 31 Munsey Dr. and to recommend that NH Fish & Game to sign off regarding any species to be introduced prior to introduction and to notify DES and the Conservation Commission for their respective sign offs. Mr. Deiner seconded the motion. Dr. Falk amended to read prior to introduction of said species and sign off. Ms. Thimble seconded. The vote was unanimous for the amendment and unanimous on the vote with the usual stipulations and the Commission be notified at the beginning and end of construction.

Mr. Deiner motioned to not oppose the Special Permit application with the promise on the part of the applicant to get Fish & Game approval prior to introduction of any fish species and with the usual stipulations. Mr. Preston seconded the motion. All were in favor.



NH WETLANDS APPLICATIONS (cont)

C. 31 Harbor Rd  
Jane Gallagher

Fred Sprague from AMES MSC addressed the meeting. Mr. Page motioned to not oppose the granting of a wetlands permit for the plan dated October 25, 2005 AMES MSC project #03224, with the understanding that there is an existing DES permit at the property for future development and any excess fill from those excavations should be removed from the site. There should be no change in elevation from this plan and concern that the fence may not meet the Town Ordinance and ask DES to stipulate that the applicant comply with all Town Ordinances in regard to said fence. Mr. Deiner seconded. All were in favor.

Mr. Deiner motioned to not oppose the granting of a Special Permit to work within the Wetlands Conservation District for the plan dated Oct. 25, 2005 AMES MSC project #03224, with the understanding that there is an existing DES permit at the property for future development and any excess fill from those excavations should be removed from the site. No change in elevation. Town Ordinance needs to be followed regarding the fence and the usual stipulations be included. Dr. Falk seconded the motion. The vote was unanimous.

D. Harbor Road  
Golden Corridor

This is an after-the-fact permit to fill, rebuild culvert, placement of cement pad for utilities and fence within the State Jurisdictional Tidal Wetland (50')  
After a very lengthy discussion with Engineers from Jones & Beach Engineering, the project was broken down into three sections.

1. The Transfer Pad

Dr. Falk motioned to not oppose the application and to remove the transformer pad and relocate to an area out of the 50' buffer, desire a consultation with electric company, the abutter, DES Coastal Office and the Conservation Commission about relocating the pad before any decision is made. After the consultation, if the pad cannot be moved, some type of compensation mitigation should be made to the Town and the abutter. Mr. Deiner seconded the motion. All were in favor.

2. Added rip-rap under the building and culvert

Dr. Falk motioned to not oppose the application for the after-the-fact rip rap placement under the building at 23 Harbor Road or the culvert stabilization. i.e. look at possibility of reducing the width of the rip rap east to west. Mr. Preston seconded the motion. All were in favor.

3. The fence

Mr. Tilton motioned to recommend the removal of the 8' fence panels creating at least a 21' opening creating unobstructive beach access for the boardwalk along with the gate with a small sign showing beach access and dog etiquette on the boardwalk. Mr. Deiner seconded the motion. All were in favor.

NH WETLAND BUREAU APPLICATIONS (cont)

- E. 39 Harbor Road  
Robert Amarosa

This is a minimum expedited application to build a shed within the 100' State Jurisdictional Tidal Wetland. As the applicant did not attend the meeting, Mr. Page motioned to not sign the minimum expedited application and send a memo request that the existing plastic sheds shall be removed to partially mitigate the increased sealed surface on site. Mr. Tilton seconded the motion. All were in favor.

SPECIAL PERMITS

- A. Landing Road  
Unitil

Please refer to Page 1.

- B. 27 & 31 Munsey Dr.

Please refer to Page 1.

- C. 31 Harbor Road

Please refer to Page 2.

- D. Harbor Road  
Golden Corridor LLC

Please refer to Page 2.

APPOINTMENTS

- A. 20 Keefe Ave

Joe Coronati from Jones & Beach Engineering addressed the Commission regarding the changes due to DES input and discussed the changes to their original plan. The changes on the plan dated November 28, 2005 appear to be consistent with the intent of the Commission vote and advisory letter to the Planning Board of October 25, 2005. The vote was unanimous to send an advisory letter to the Planning Board.

CONSERVATION COMMISSION PUBLIC HEARING

November 29, 2005

Page 4

PLANNING BOARD ACTIONS

- A. 180R Drakeside Road  
Morgan Ryan Realty Trust – 48 Unit Condo with Conservation Easement  
Approved with all Conservation Commission stipulations. 10-19-2005
- B. 970 Ocean Blvd.  
Sea wall repair approved with Conservation Commission stipulations. 11-2-2005
- C. 972 Ocean Blvd  
Sea wall repair approved with Conservation Commission stipulations. 11-2-2005
- D. 1044 Ocean Blvd  
Dory Inn  
Sea wall repair approved with Conservation Commission stipulations. 11-2-2005
- E. 39 Ocean Drive  
Plant dune grass to stabilize the sand dune after construction of house.  
Approved. 11-2-2005

DES ACTIONS:

- A. Winnacunnet High School 2004-02721  
Cease construction while permit is reviewed per request of Town of Hampton. 10-24-2005
- B. 20 Nor'East Lane  
Notice of closure of file no work was done on emergency action for seawall repair. 10-20-2005
- C. Pond Side LLC 2005-01878  
Request for more information due to Conservation Commission concerns.
- D. 2 Ancient Highway 2005-02334  
James Pender  
Approved expedited application.
- E. 1066 Ocean Blvd 2005-02513  
Susan Moran  
Sea wall replacement approved. 11-17-2005

OLD BUSINESS

- A. Victory Garden  
Ms. Thimble stated that the garden will be winterized.
- B. Discuss letter to Planning Board regarding Pondside development.  
Mr. Tilton motioned for the Chairperson, Mrs. Goethel, to compose a strong letter to the Planning Board. Dr. Falk seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

November 29, 2005

Page 5

C. Conservation Easement for 389 High Street

The Conservation Commission voted at the 11/29/05 meeting to accept the conservation easement document for 389 High Street with the condition that the final draft is acceptable to our Town Attorney and that the owner is responsible for the \$700 fee to be paid to Rockingham County Conservation District for maintenance of the easement.

NEW BUSINESS

A. Annual Report update.

The next meeting will be held on Tuesday, December 27, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Monday, December 26, 2005 meeting at the Town Office Parking Lot.

Mr. Page motioned to adjourn at 10:45 p.m. Mr. Tilton seconded the motion. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

CONSERVATION COMMISSION NON PUBLIC SESSION  
Tuesday, December 27, 2005

The Conservation Commission entered Non Public Session for the purpose of discussing the potential purchase of lot #3 at Ice Pond. This purchase would protect the entire parcel. The discussion ensued on the allocation of money from the Conservation Land Fund to be used as matching funds as well as looking for Grant partner. This land is historical value to the Town and the wild life that lives there. The Town already owns some portion of this land now. At this time Mr. Page joined the meeting. Mrs. Goethel has let the Town Manager know and to be put on the Selectmen's Schedule. There is no asking price at this time. Mr. Diener is drafting a special article and will be head of this project. Mr. Tilton motioned to support the special warrant article to raise and appropriate up to \$150,000 to purchase the parcel of land. Mr. Page seconded the motion. All were in favor. Mrs. Goethel can go into negotiation relevant to this property.

Mr. Page motioned to seal these Minutes until the Town Meeting of 2006. Mr. Tilton seconded the motion. All were in favor.

Mr. Tilton then motioned to go back into Public Hearing, seconded by Mr. Page. All were in favor.

December 27, 2005  
Hampton Conservation Commission Agenda

- I      Call to Order: 7:00 pm**
- II     NH Wetland Bureau Applications**
  - A. 20 Keefe St.**
  - B. Golden Corridor. After the fact application for work within the State jurisdictional wetlands.**
  - C. Appleton Oaks. Amended wetlands permit.**
  - D. Drakeside Rd. Hook up to the sewer through the State Jurisdictional Wetland.**
- III    Special Permits**
  - A. 1038 & 1040 Ocean Blvd. John Parell. Sea Wall repair.**
  - B. Appleton Oaks. Amended Special Permit.**
  - C. Drakeside Rd. Hook up to the sewer through the Town Wetlands Conservation District.**
- IV    Planning Board Referrals**
  - A. Woodland Rd. Pondside LLC. Subdivision with 3 house lots adjacent to Ice Pond.**
- V     Appointments**
  - A. Tracy Degan. Saltmarsh Restoration Prioritization summary and Contract with RCCD for wetlands restoration.**
- VI    Planning Board Actions**
- VII   DES Actions**
- VII   Old Business:**
- IX    New Business:**
- X     Review Minutes**
- XI    Treasure's Report**
- XII   Adjourn**

**Merry Christmas!**

CONSERVATION COMMISSION PUBLIC HEARING  
December 27, 2005

The meeting was called to order at 7:02 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Daniel Gangai were absent. Alternate Pete MacKinnon was absent. Keith Lessard attended representing the Planning Board.

There was no site walk this month. The Commissioners visited several sites on their own.

The Minutes of September 27, 2005, October 25, 2005 and November 29, 2005 were tabled until the January 24, 2006 meeting.

NH WETLAND BUREAU APPLICATIONS

A. 20 Keefe St

Mr. Joe Coronati from Jones & Beach addressed the Commission with the concerns from the November 29, 2005 meeting. Ms. Thimble motioned not to oppose the granting of a wetlands permit for work within the State Jurisdictional Wetlands at 20 Keefe St as per the plan dated November 11, 2005 as the applicant has addressed all of the original concerns with the following stipulations: (1) Condo documents should notate no decks or patios on the first floor towards the back of the building and any decks on the 2<sup>nd</sup> floor remain open above and below with no attachments to the ground; (2) Condo notation is placed in the condo agreement that the condo association is responsible for the cleaning of the stormtech system reporting annually to the Planning Board and Conservation Commission; (3) the Commission is notified in writing at start and finish of the project; (4) follow Shoreland Protection Act; and (5) Proper erosion control is in place before start and up to finish of project. Mr. Diener seconded the motion. All were in favor.

B. Golden Corridor (Seaview LLC)

This is an after the fact application for work within the State jurisdictional wetlands. Mr. Joe Coronati from Jones & Beach addressed the Commission. After a discussion, Mr. Diener motioned to not oppose the granting of an amendment to the wetlands permit for work at Seaview at Hampton LLC with the following stipulations to which the applicant has agreed: (1) the Utility Pad which cannot be moved will stay in the 50' buffer; (2) Seaview LLC will purchase and install a fence of Jane Gallagher's choosing and install plantings on 3 sides of the structure to block her view; and (3) plantings will be installed along the rip rap and the ocean as per the plan dated 12/19/2005 to help increase filtration of runoff on the site. A letter will be sent to the Contractor and Engineer on this property stating that this will be the last "after-the-fact recommendation that the applicant can expect from the Commission. If more work needs to be done outside the permits, the work will stop and consultation between the Town and State will have to commence.

NH WETLAND BUREAU APPLICATIONS (cont)

C. Appleton Oaks

Mr. Earl Chase presented for Mr. Mark West. This is for an amended wetlands permit. After a brief overview of the application, Mr. Tilton motioned to not oppose the granting of an amended wetlands permit for work done at Appleton Hampton LLC. The Commission will be sending a letter to the project engineer and contractor stating that this is the last "after-the-fact" recommendation that the applicant can expect from the Commission. A great deal of time has been spent negotiating with the Dept. of Environmental Services and Conservation Commission with this applicant. Ms. Thimble Seconded the motion. All were in favor.

Mr. Tilton motioned to recommend the granting the a Special Permit for the amended wetlands permit for work done at Appleton Hampton LLC. The Conservation Commission will be sending a letter to the project engineer and contractor stating that this is the last "after-the-fact" recommendation the applicant can expect from the Commission. Same as for the DES permit as stated above. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

A. 1038 & 1040 Ocean Blvd  
John Parell

This special permit is to repair an existing sea wall. Mr. Diener motioned to not oppose the granting of a special permit with the following stipulations: (1) any additional rocks should be vertical only; (2) no rocks shall encroach eastward onto Town of Hampton property; (3) new rocks should not disturb the Rosa Ragosa along the wall; and (4) no fill added to the westerly side of the wall without a new or amended permit application. Mr. Preston seconded the motion. All were in favor.

B. Appleton Oaks

Please see above.

C. 90 Drakeside Rd

This application is to hook up the sewer through the State jurisdictional wetland. The project consists of a tie in to the sewer force main located on Drakeside Rd and the elimination of a septic system. There is no permanent impact to the wetlands. Mr. Tilton motioned to not oppose the granting of a special permit for sewer tie into Drakeside Rd with the usual stipulations. Mr. Preston seconded the motion. Mr. Diener amended the motion stating no impact with the wetlands and the impact on the buffer temporary. Mr. Tilton seconded. All were in favor of the amended vote. The vote was also unanimous for the motion.



PLANNING BOARD REFERRALS

- A. Woodland Rd.  
Pondside LLC

Mr. Diener stepped down from the meeting at this time. Mr. Tilton stated that the current plan is a positive change over the previous plan. The Commission did have a few requests for consideration: (1) buffer should remain in its natural vegetative state; (2) granite boundary markers should be placed in the appropriate points; and (3) Wetland Conservation Markers should be placed at the 50' buffer line at the owner's expense. At this time Mr. Diener stepped back into the meeting.

Mr. Tilton motioned to go into Non-Public Session consistent with State Statute 91-A3IId. Mr. Diener seconded the motion. All were in favor.

Mr. Tilton motioned to go back into Public Hearing. Mr. Page seconded the motion. All were in favor.

Mr. Page motioned to have Mrs. Goethel get advice on the Conservation Land Fund. Mr. Diener seconded the motion. All were in favor.

APPOINTMENTS

- A. Tracy Degnan  
Saltmarsh Restoration Prioritization Summary and Contract with RCCD for wetlands restoration.

In the absence of Ms. Degnan, Mr. Diener motioned to support this project and sign the Contract for \$25,000 restoration. Mr. Tilton seconded the motion. All were in favor.

The next meeting will be held on Tuesday, January 24, 2006 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Saturday, January 21, 2006 at 9:00 a.m. meeting at the Town Office Parking Lot.

Ms. Thimble motioned to adjourn at 10:35 p.m. seconded by Mr. Diener. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

## Hampton Conservation Commission: Membership

- 06 Jay Diener (603) 929-6325 Email: [Jd@funtasticlearning.com](mailto:Jd@funtasticlearning.com)  
206 Woodland Road, Hampton, NH 03842
- 05 Dr. Ralph Falk (603) 929-7064 Email: [RFalk@ehr.org](mailto:RFalk@ehr.org)  
20 Mill Pond Lane, Hampton NH 03842
- 05 Daniel Gangai (603) 926-9668 Email: [dan@bookballoon.com](mailto:dan@bookballoon.com)  
43 Esker Road, Hampton 03842
- 06 Ellen Goethel (603) 926-2165 Email: [egoethel@comcast.net](mailto:egoethel@comcast.net)  
23 Ridgeview Terr., Hampton NH 03842
- 06 Charlie Preston (603) 235-6118  
47 Glade Path, Hampton NH 03842
- 06 Bonnie Thimble (603) 929-1481 Email: [b.thimble@comcast.net](mailto:b.thimble@comcast.net)  
55 Schooner Landing, Hampton NH 03842
- 06 Peter Tilton, Jr. (603) 926-3910 Email: [ptiltonjr@earthlink.net](mailto:ptiltonjr@earthlink.net)  
125 Landing Road, Hampton NH 03842

### Alternates:

- 06 Heather Day (603) 926-2036 Email: [info@cinnamonrainbows.com](mailto:info@cinnamonrainbows.com)  
67 North Shore Road, Hampton NH 03842
- 05 Fred Palazzolo (603) 929-4263 [barbarascraftbazaar@juno.com](mailto:barbarascraftbazaar@juno.com)  
543 Winnacunnet Road, Hampton NH 03842
- 06 Nathan Page (603) 929-4274  
P.O. Box 215, Hampton, NH 03843
- 06 Peter MacKinnon (603) 926-6197  
12 Thomsen Rd., Hampton, NH 03842

### Secretary:

Sue Launi home phone: (603) 929-0611 work phone: (603) 926-7655  
Email: [sue@tobeymerrill.com](mailto:sue@tobeymerrill.com)